

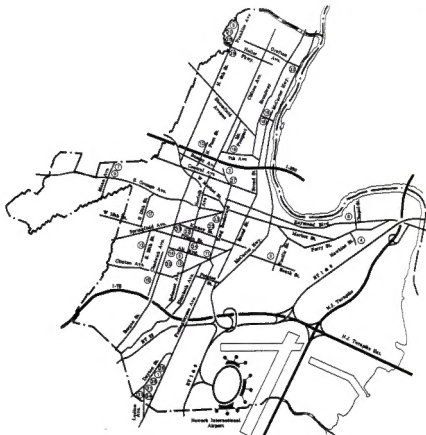
Newark  
- Housing Authority  
- Misc.

c. 1991

*Sample*

**NHA  
PROJECTS**

**HISTORIC  
DATA**



**Family Low Rise**

- 1 N12-1 Seth Boyden Court
- 2 N12-2 Pennington Court
- 3 N12-5 James M. Baxter Terrace
- 4 N12-7 John W. Hyatt Court
- 5 N12-8 Felix Pold Court
- 6 N12-9 Millard Taveli House
- 7 N12-14 Joseph P. Bradley Court

- 13 N12-27B Belmont Avenue Scattered Site
- 13 N12-29 Townhouses at Woodland Avenue
- 14 N12-30 Townhouses at B-ogen Street
- 15 N12-31A Townhouses at Chadwick Avenue
- 16 N12-31B Townhouses at Mt. Prospect Avenue
- 17 N12-35 Townhouses at So Thirteenth Street
- 18 N12-36 Townhouses at Broad Street
- 19 N12-37 Townhouses at Oriental Street

- 24 N12-21A Otto E. Kretschmer Elderly
- 25 N12-21B Seth Boyden Elderly
- 26 N12-21F Seth Boyden Elderly
- 27 N12-22B James M. Baxter Elderly
- 28 N12-23C Stephen Crane Elderly
- 29 N12-23D Stephen Crane Elderly
- 30 N12-25 James C. White Manor

**Townhouses**

- 8 N12-6 Stephen Crane Village
- 9 N12-20A Bradley Court II at Main Ave.
- 10 N12-20B Bradley Court II at First Street
- 11 N12-27A High Street Scattered Site

**Elderly**

- 20 N12-16 Stephen Crane Elderly
- 21 N12-17 Otto E. Kretschmer Elderly
- 23 N12-18 Rev William P. Hayes Elderly
- 25 N12-19B Edward W. Scudder Elderly

**Family High Rise**

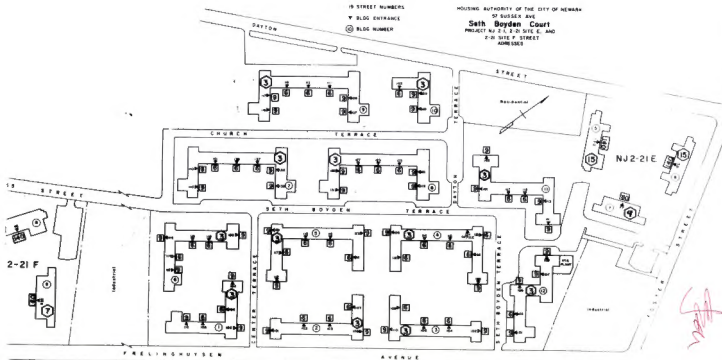
- 31 N12-10 Otto E. Kretschmer Houses
- 32 N12-11 Arch Thomas J. Walsh Houses
- 33 N12-12 Rev William P. Hayes Houses
- 34 N12-15 Stella W. Wright Houses
- 35 N12-19 Edward W. Scudder Houses

**Project Site Plans**

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Family Low Rise

No. of Families Served

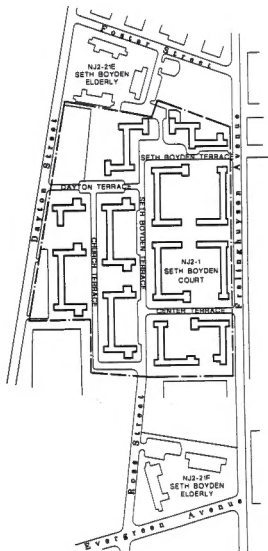


• 70 Incinerators

E • 2 Incinerators (15 Sty. bldg.)  
 1 Incinerators (9 Sty bldg.)

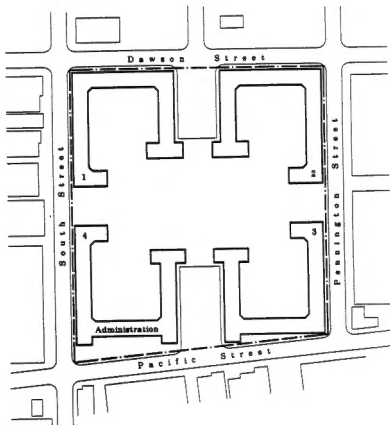
# Site Plan

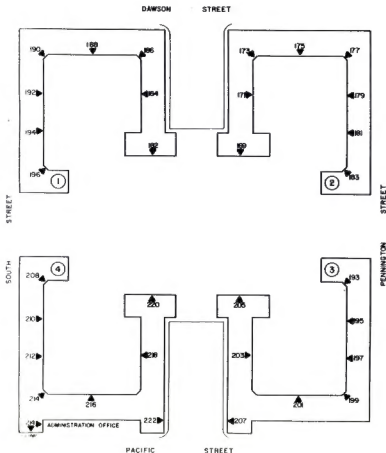
NJ2-1: Seth Boyden Court



# Site Plan

NJ2-2: Pennington Court





183 STREET NUMBERS

▼ BLDG. ENTRANCE

② BLDG. NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK  
57 SUSSEX AVENUE  
**PENNINGTON COURT**  
24 SOUTH STREET  
STREET ADDRESSES—PROJECT NJ 2-2

# Site Plan

NJ2-5: James M. Baxter Terrace

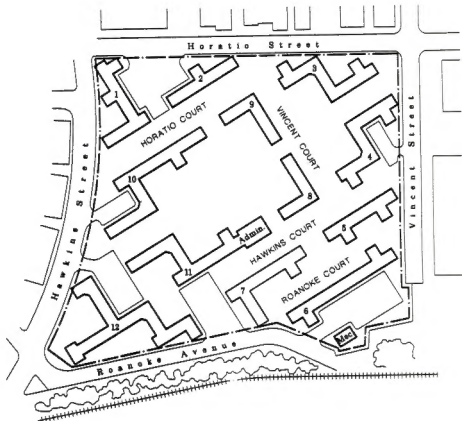






# Site Plan

NJ2-7: John W. Hyatt Court

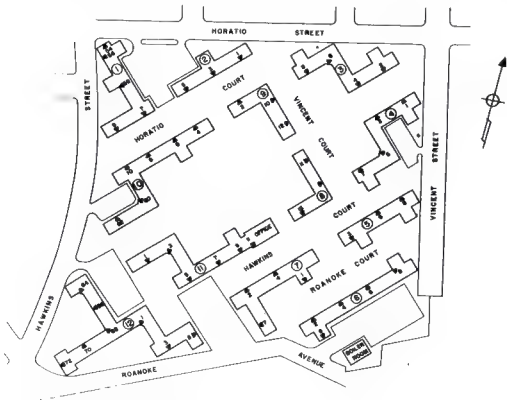


HJ 2-7

#Apts:  
402

#Acre :  
9.75

Ir. Compld.  
1942



12 STREET NUMBERS

▲ BLDG ENTRANCE

⑩ BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK  
87 SUBER AVENUE

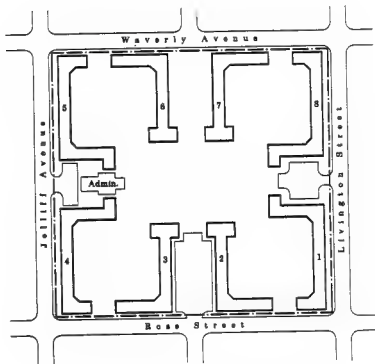
JOHN W HYATT COURT

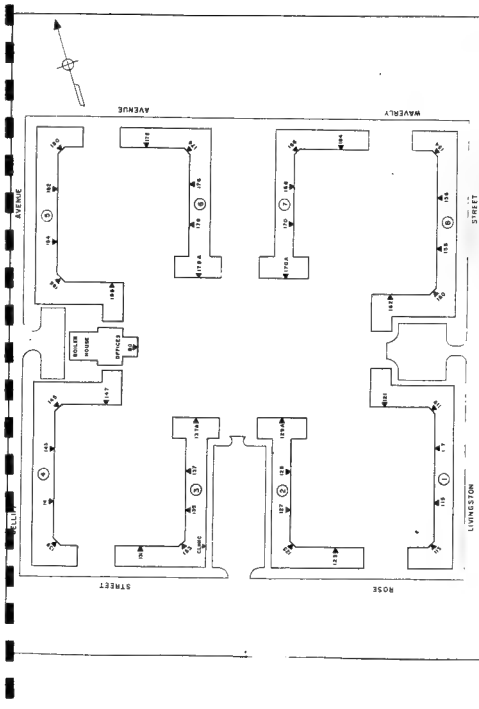
8 HAWKINS COURT

PROJECT NO. 2-7 STREET ADDRESSES

# Site Plan

NJ2-8: Felix Fold Court



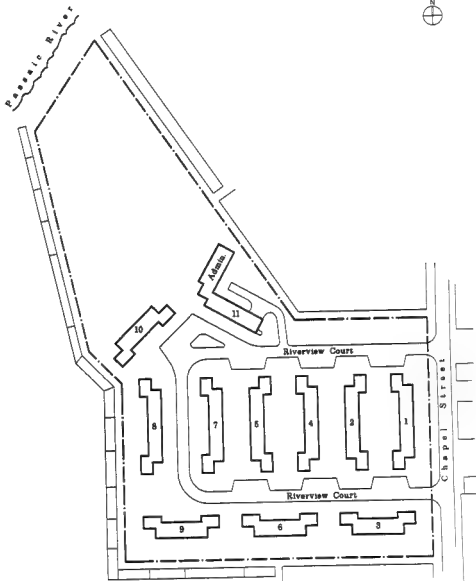


- 121 STREET NUMBERS  
 ▲ BLDG ENTRANCE  
 (2) BLDG NUMBER

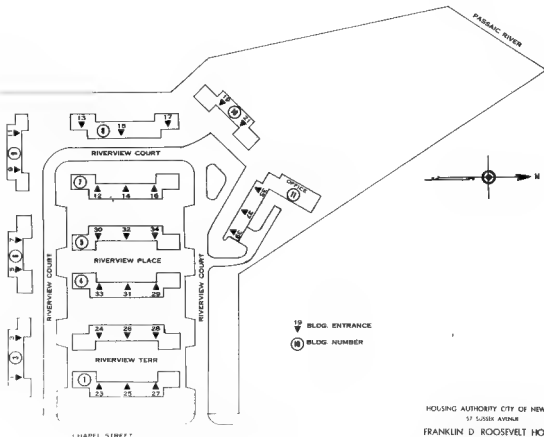
HOLDING AUTHORITY OF THE CITY OF NEWARK  
 37 SUSSEX AVENUE  
**FELIX FULD COURT**  
 80 JEFFERSON AVENUE  
 PROJECT N.J. 2-B STREET ADDRESSES

# Site Plan

NJ2-9: Millard Terrell Homes



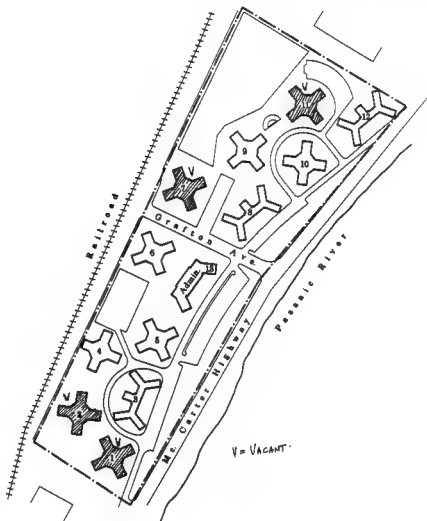
NJ 2-9  
 #Apts:  
 275  
 #Acres:  
 11.55  
 Yr. Compld.  
 1946



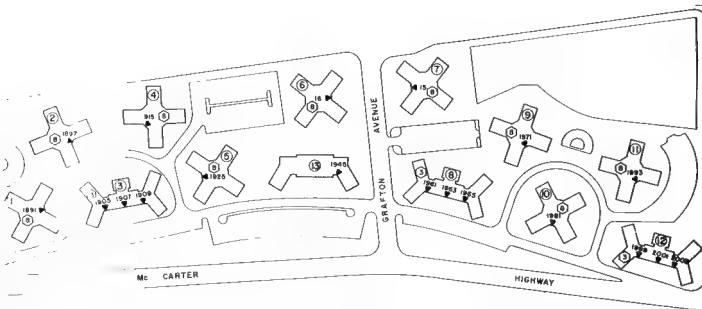
HOUSING AUTHORITY CITY OF NEWARK  
 57 SUSSEX AVENUE  
 FRANKLIN D. ROOSEVELT HOMES  
 35 RIVERVIEW COURT  
 PROJECT N J 2 9  
 STREET ADDRESSES

# Site Plan

NJ2-11: Archbishop Thomas J. Walsh Homes





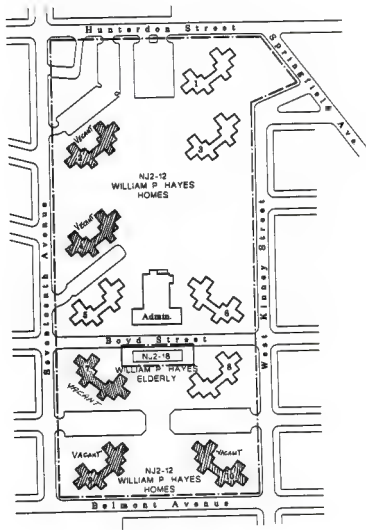


# 15 STREET NUMBERS

- ▲ BLDG ENTRANCE
- ⑩ BLDG. NUMBER
- ④ Denotes No of Stories

HOUSING AUTHORITY OF THE CITY OF NEWARK  
57 SUSSEX AVENUE

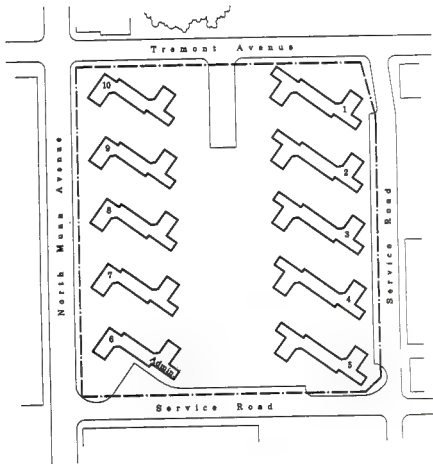
ARCHBISHOP THOMAS J. WALSH HOME:  
1945 MC CARTER HIGHWAY  
PROJECT NJ 2-11 STREET ADDRESSES





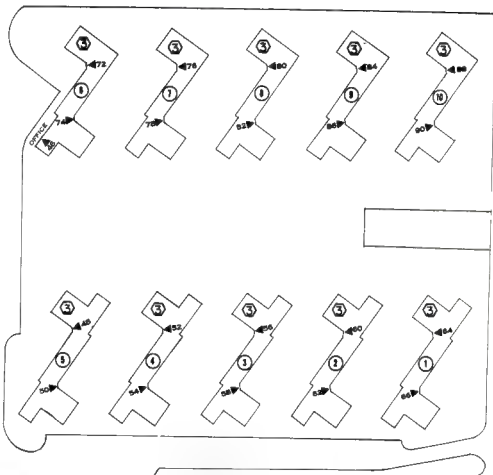
# Site Plan

NJ2-14: Joseph P Bradley Court



NORTH MUNN AVENUE

TREMONT AVENUE



③ NUMBER OF STORIES

46 STREET NUMBER

▼ BLDG ENTRANCE

① BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK  
57 SUSSEX AVENUE

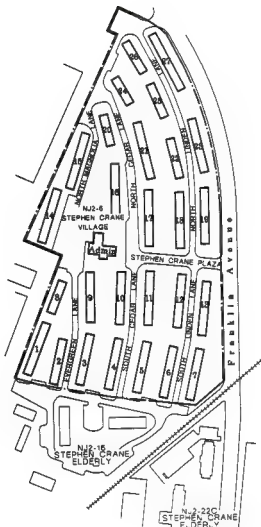
JOSEPH P. BRADLEY COURT  
46 NORTH MUNN AVENUE  
PROJECT D-1 3.3A

**Project Site Plans**

Townhouse

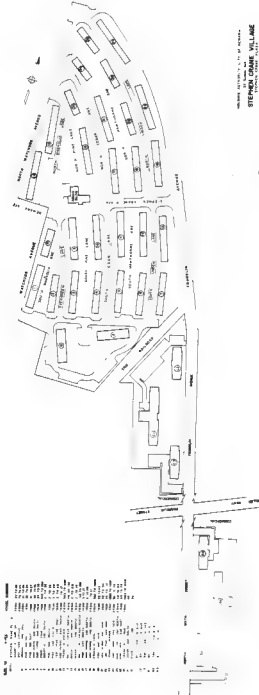
# Site Plan

NJ2-6: Stephen Crane Village



**STEPHEN CRANE VILLAGE**  
TOWN OF CRANE, ILL.  
STATE - ADDRESS - 04 map  
and is very close to 04-00000

© 2000 Blackwell Publishers Ltd. *Journal of Internal Medicine* 247: 395–402

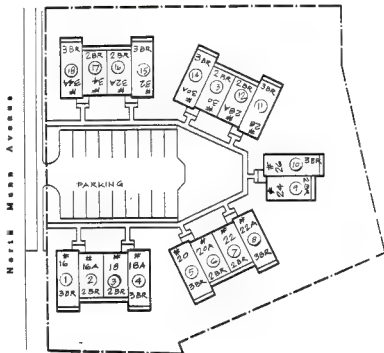




NJ2 20A. Bradley Court

4

NJ2-14  
BRADLEY COURT



LEGEND

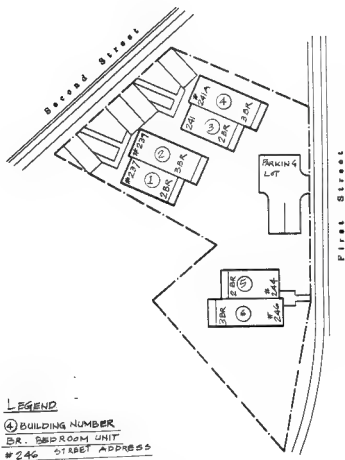
② UNIT #

# 18A: STREET ADDRESS

3 BR. 3 BED RM. UNIT

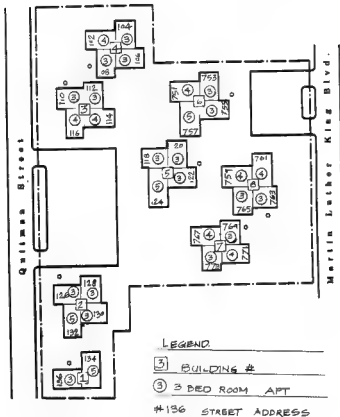
# Site Plan

N/2-20B Bradley Court 1/4 A. Full. 10000



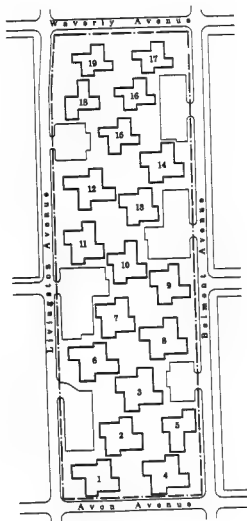
# Site Plan

NJ-27A, Martin Luther King Boulevard Swaziland 3.2



# Site Plan

NJ2-27B: Belmont Avenue Scattered Site





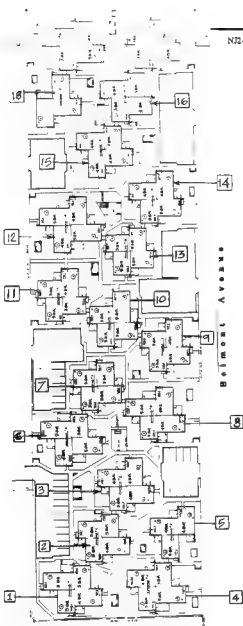
Waverly Avenue

# Site Plan

NJ2-27B Belmont Avenue Scattered Site

Livingston Avenue

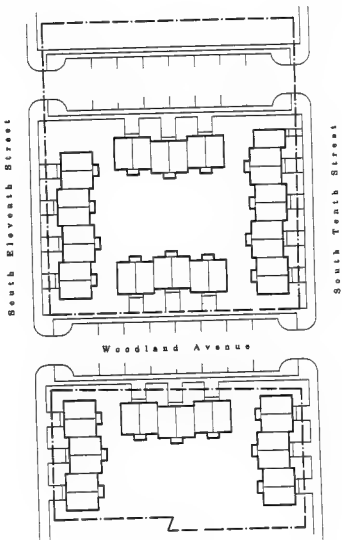
Belmont Avenue



Avon Avenue

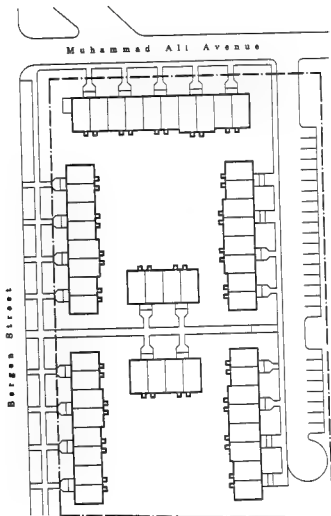
Site Plan

NJ2-29, Townhouses at Woodland Avenue



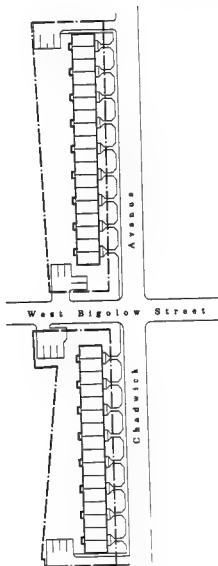
# Site Plan

NJ2-30: Townhouses at Bergen Street



Site Plan

NJ2-31A: Townhouses at Chadwick Avenue





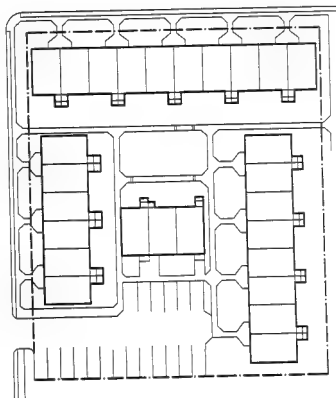
Site Plan

N/2-31B. Townhouses at Mt. Prospect Avenue



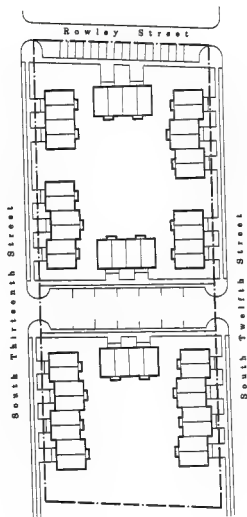
Sixth Avenue West

Mt. Prospect Avenue



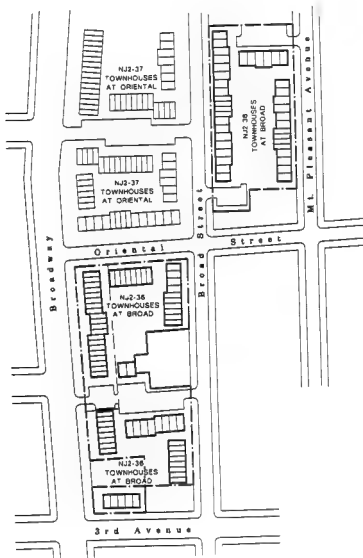
# Site Plan

N/2-35: Townhouses at South Thirteenth Street



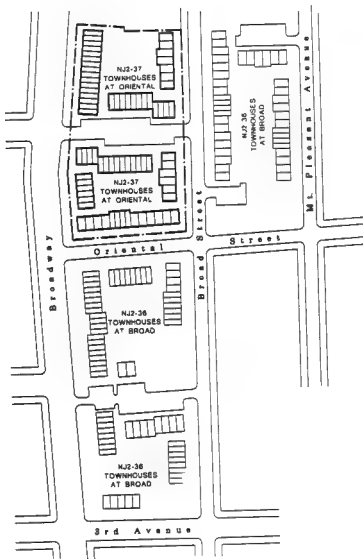
# Site Plan

NJ2-36: Townhouses at Broad Street



# Site Plan

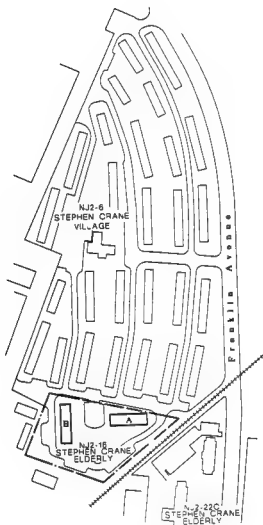
NJ2-37. Townhouses at Oriental Street





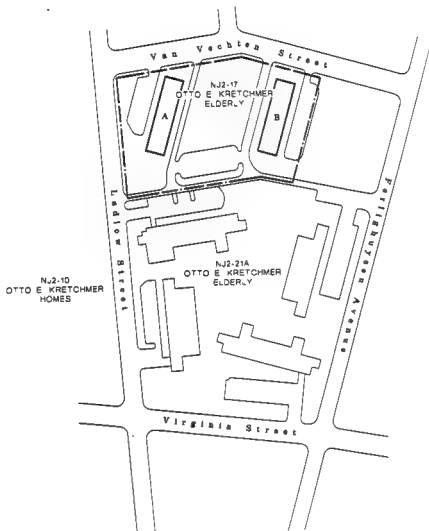
# Site Plan

NJ2-16: Stephen Crane Elderly



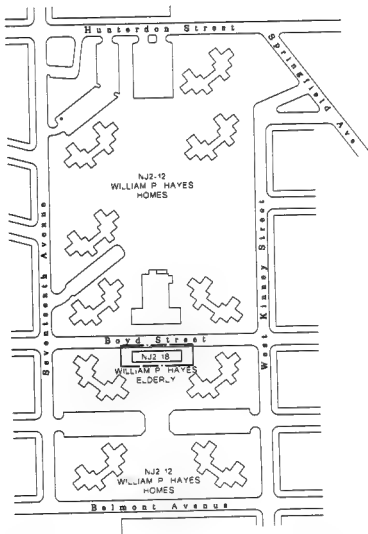
Site Plan

NJ2-17 Otto E. Kretchmer Elderly



Site Plan

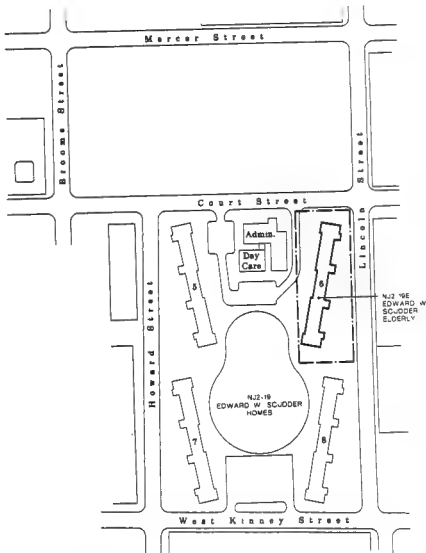
NJ2-18: Reverend William P. Hayes Elderly





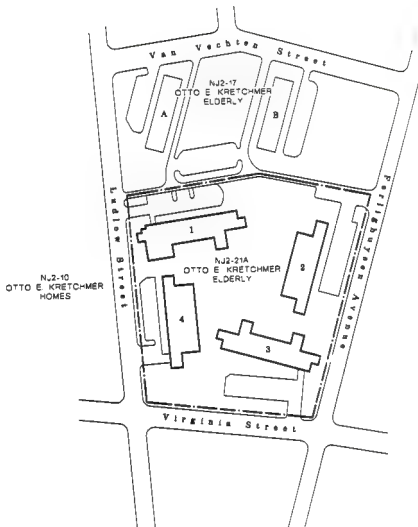
# Site Plan

NJ2-19E, Edward W. Scudder Elderly



# Site Plan

NJ2-21A. Otto E. Kretschmer Elderly



PUBLIC HOUSING ADMINISTRATION  
HOUSING AND HOME FINANCE AGENCY  
HOUSING AUTHORITY OF THE CITY OF NEWARK  
WILLIAM E. LEHMAN  
ARCHITECT

872 BROAD ST.  
NEWARK, N.J.



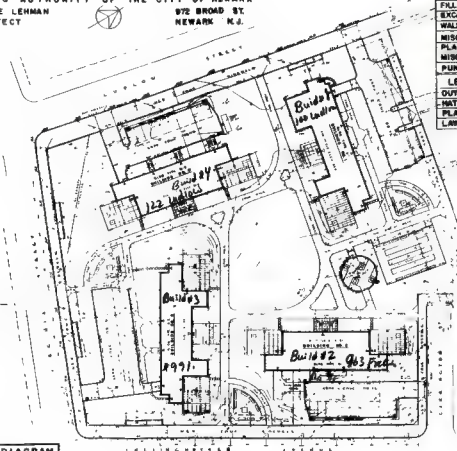
LEGEND FOR CONSTRUCTION

OUTLINED - IN PROGRESS

FILLED IN SOLID same color FINISHED	
EXCAVATIONS & FOUNDATIONS	BLACK
WALLS & FLOORS	ORANGE
MISC. WK. PREVIOUS TO PLASTER	GREEN
PLASTERING	BLUE
MISC. WK. AFTER PLASTERING	BROWN
PUNCH LIST ITEMS	RED

LEGEND FOR LANDSC. WORK

OUTLINED - IN PROGRESS	
HATCHED same color FINISHED	
PLANTING TREES, SHRUBS	YELLOW
LAWN WORK	PURPLE

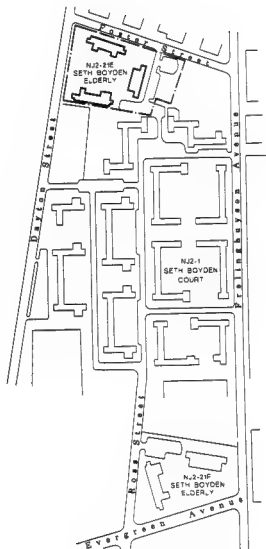


SITE PLAN DIAGRAM  
PROJECT NJ 2-21 A  
NEWARK, NEW JERSEY

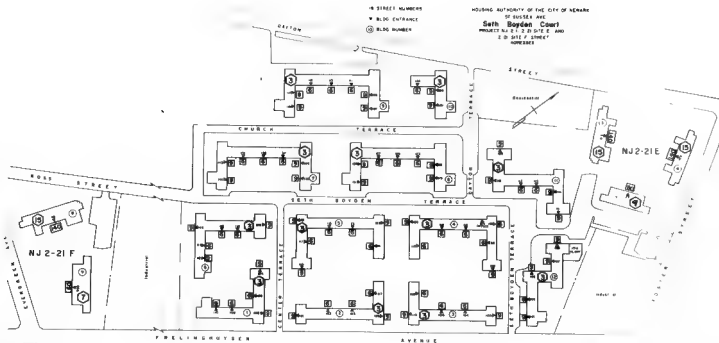
0 20 40 60 80 100 120  
graphic scale in feet

# Site Plan

NJ2-21E. Seth Boyden Elderly



No of Families Served



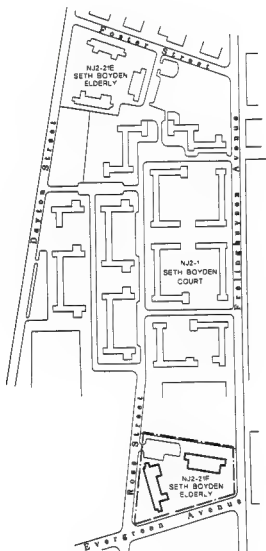
Notes

NJ 2-1 = 70 Incinerators

NJ 2-21 E = 2 Incinerators (15 Sly bldg)  
 1 Incinerator (9 Sly bldg)

# Site Plan

NJ2-21F. Seth Boyden Elderly



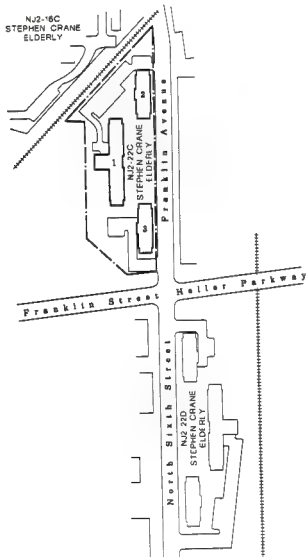
# Site Plan

NJ2-22B, James M. Baxter Elderly



Site Plan

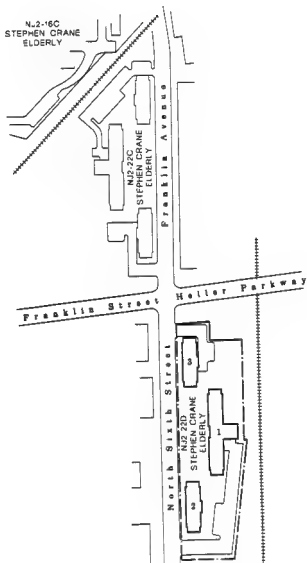
NJ2-22C: Stephen Crane Elderly





# Site Plan

NJ2-22D: Stephen Crane Elderly



Site Plan

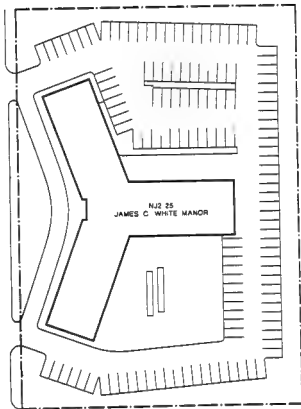
NJ2-25: James C White Manor



NJ2-30  
TOWNHOUSE  
PROJECT

Bergen Street

NJ2 25  
JAMES C WHITE MANOR



**Project Site Plans**

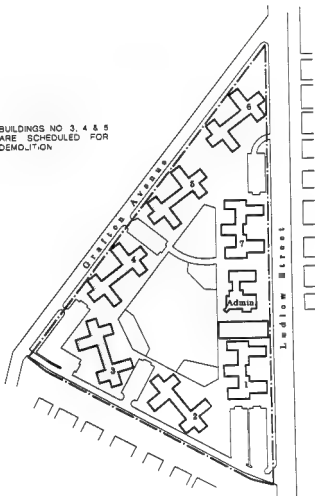
Family High Rise

# Site Plan

NJ2-10: Otto E. Kretchmer Homes

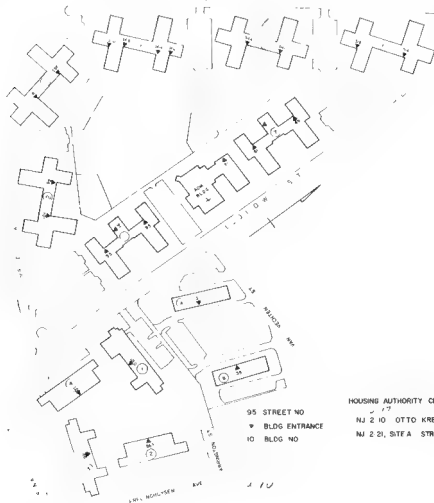


BUILDINGS NO 3, 4 & 5  
ARE SCHEDULED FOR  
DEMOLITION



NJ2-17  
OTTO E. KRETCHMER  
ELDERLY

NJ2-21A  
OTTO E. KRETCHMER  
ELDERLY



HOUSING AUTHORITY CITY OF NEWARK

NJ 2 10 OTTO KRETCHMER HOMES

NJ 2 21, SITE A STREET ADDRESSES

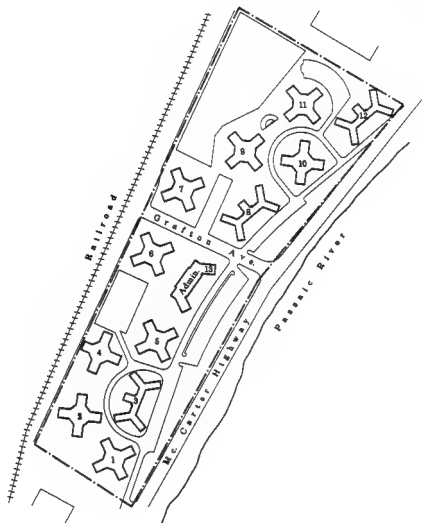
95 STREET NO

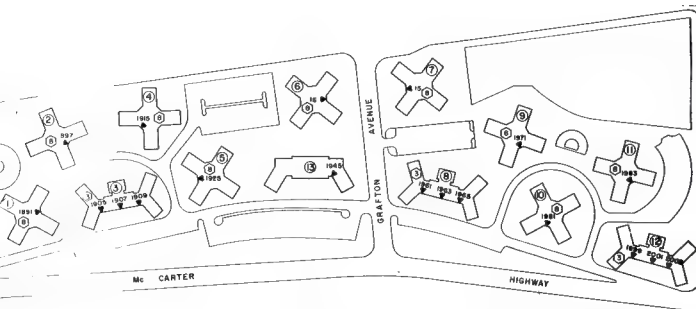
▼ BLDG ENTRANCE

10 BLDG NO

# Site Plan

NI2-11: Archbishop Thomas J. Walsh Homes





# 15 STREET NUMBERS

▲ BLDG. ENTRANCE

⑩ BLDG NUMBER

④ Denotes No of Stories

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 SUSSEX AVENUE

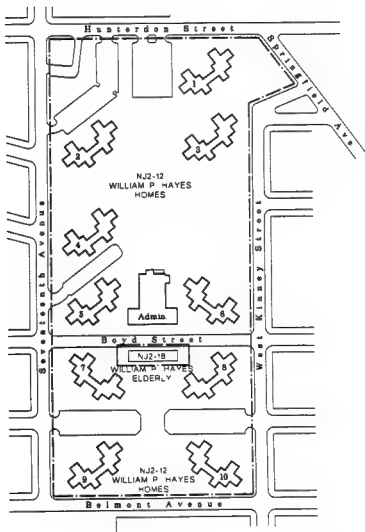
ARCHBISHOP THOMAS J. WALSH HOME

1945 Mc CARTER HIGHWAY

PROJECT NJ 211 STREET ADDRESSES

# Site Plan

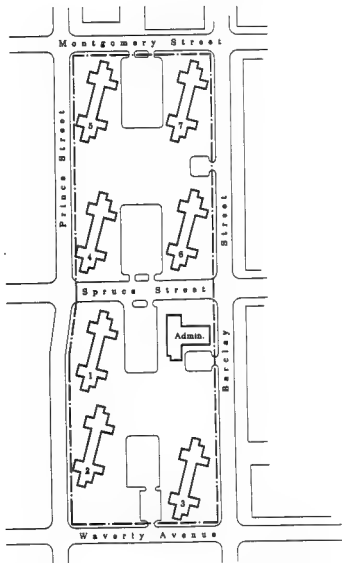
NJ2-12: Reverend William P. Hayes Homes





Site Plan

NJ2-15: Stella W Wright Homes



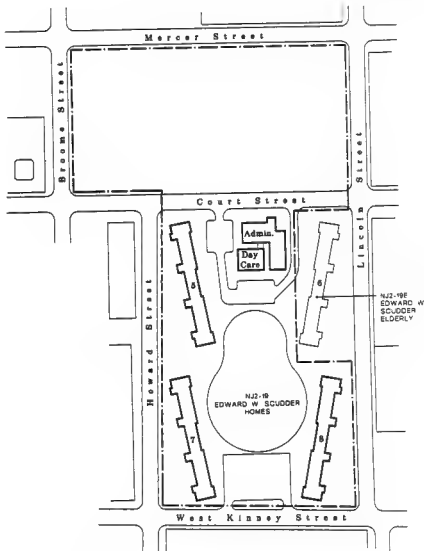


160 STREET NUMBER

1206131  
HOUSING AUTHORITY OF THE CITY OF NEWARK  
57 SUSSEX AVENUE

Site Plan

NJ2-19: Edward W. Scudder Homes



SHEPPARD DRIVE

SEVENTH AVENUE

SUMMER AVE

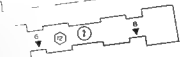
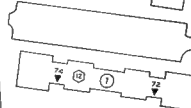
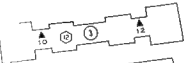
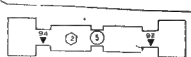
EIGHTH AVE



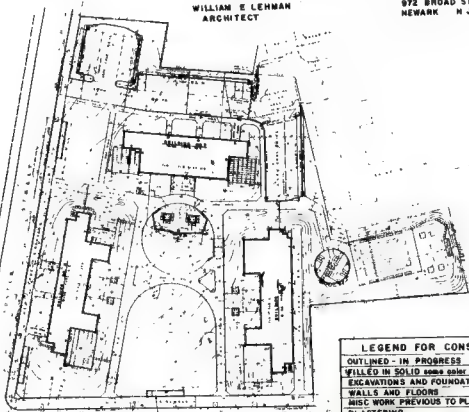
HOUSING AUTHORITY OF THE CITY OF NEWARK  
57 SUSSEX AVENUE  
CHRISTOPHER COLUMBUS HOMES  
112 EIGHTH AVENUE  
PROJECT NJ 213

112 STREET NUMBER

④ \* Denotes No of stories ▼ BLDG ENTRANCE



PUBLIC HOUSING AND HOME FINANCE AGENCY  
HOUSING AUTHORITY OF THE CITY OF NEWARK  
WILLIAM E LEHMAN  
ARCHITECT  
972 BROAD ST  
NEWARK N.J.



LEGEND FOR CONSTRUCTION

OUTLINED - IN PROGRESS	
FILLED IN SOLID some color FINISHED	
EXCAVATIONS AND FOUNDATIONS	BLACK
WALLS AND FLOORS	ORANGE
MISC WORK PREVIOUS TO PLASTERING	GREEN
PLASTERING	BLUE
MISC WORK AFTER PLASTERING	BROWN
PUNCH LIST ITEMS	RED

LEGEND FOR LANDSCAPE WORK

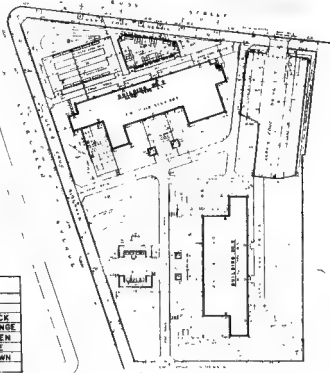
OUTLINED - IN PROGRESS	
HATCHED some color FINISHED	
PLANTING - TREES AND SHRUBS	YELLOW
LAWN WORK	PURPLE

SITE PLAN DIAGRAM  
PROJECT NJ 2-218  
NEWARK, NEW JERSEY  
Date

0 20 40 60 80 100  
graphic scale in feet

## HOUSING AND HOME FINANCE AGENCY

HOUSING AUTHORITY OF THE CITY OF NEWARK

WILLIAM E. LEHMAN  
ARCHITECT972 BROAD ST.  
NEWARK N.J.

0 20 40 60 80

graphic scale in feet

## LEGEND FOR CONSTRUCTION

OUTLINED - IN PROGRESS	
FILLED IN SOLID some color FINISHED	
EXCAVATIONS AND FOUNDATIONS	BLACK
WALLS AND FLOORS	ORANGE
MISC WORK PREVIOUS TO PLASTERING	GREEN
PLASTERING	BLUE
MISC WORK AFTER PLASTERING	BROWN
PUNCH LIST ITEMS	RED

## LEGEND FOR LANDSCAPE WORK

OUTLINED - IN PROGRESS	
HATCHED some color FINISHED	
PLANTING - TREES AND SHRUBS	YELLOW
LAWN WORK	PURPLE

## SITE PLAN DIAGRAM

PROJECT NJ 2-21 F  
NEWARK, NEW JERSEY  
Date



**Project Statistics**

Family Low Rise



# Project Statistics

## Family Low Rise Projects

### IDENTIFICATION

Project ID Number	Project Name and Address	
NJ2-1	Seth Boyden Court 27 Foster Street	07114
NJ2-3	Pennington Court 214 South Street	07114
NJ2-5	James Baxter Terrace 25 Summit Street	07103
NJ2-7	John W Hyatt Court 2 Rosevale Court	07105
NJ2-8	Felix Fold Court 147 Rose Street	07106
NJ2-9	Funkle D Roosevelt Homes 35 Riverview Court	07105
NJ2-14	Joseph P Bradley Court 46 No Main Ave	07106

### CLASSIFICATION

Project Type	2-1	2-2	2-5	2-7	2-8	2-9	2-14
Housing Division							
Low Rise	✓	✓	✓	✓	✓	✓	✓
Transitional							
Elderly							
High Rise							
HUD Occupancy Type							
Family	✓	✓	✓	✓	✓	✓	✓
Elderly							
HUD Structure Type							
Elevator	✓	✓	✓	✓	✓	✓	✓
Walk-Up							
Row House							

### AGE

To Date: June 1991	2-1	2-2	2-5	2-7	2-8	2-9	2-14
Age / Years	50	51	49	49	49	44	49
EIOP							
End of Initial Operating Period	Jun-41	Jun-40	Jun-42	Jun-42	Jun-42	Jun-47	Dec-42

# Project Statistics

## Family Low Rise Projects

### QUANTIFICATION

2-1 2-2 2-5 2-7 2-8 2-9 2-14

### 1990 TDC Calculation

Walk-Up  
(LoRise)

Unit

\$32,100	1 BR	9,273,800	4,532,700	8,388,100	5,783,100	3,751,200	5,210,000	2,344,500
\$70,000	2 BR	17,990,000	8,400,000	20,370,000	13,020,000	10,930,000	7,700,000	12,670,000
\$89,250	3 BR	8,478,750	2,588,250	9,371,250	8,952,500	6,426,000	5,801,250	6,693,750
\$108,650	4 BR				1,629,750			

### TDC TOTALS

35,742,550	15,530,950	38,129,350	28,465,350	21,097,200	18,711,250	21,708,250
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### Number of Residential Buildings

	12	4	21	12	8	11	10
Height in Stories	3	3	3	3	3	3	3

### Area of Site

Sq't	680,407	198,194	551,905	424,710	293,158	503,114	422,967
Acres	15.62	4.55	12.67	9.75	6.73	11.55	9.71

### Number of Dwelling Units ( DU )

0 BR							
1 BR	178	87	161	111	73	100	45
2 BR	257	120	291	186	156	110	181
3 BR	95	29	105	90	72	65	75
4 BR				13			
5 BR							

### Total Dwelling Units

3681	530	236	557	402	300	275	301
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### Number of Bedrooms ( BR )

0 BR							
1 BR	178	87	161	111	72	100	45
2 BR	314	240	582	372	312	220	362
3 BR	285	87	315	270	216	195	225
4 BR				60			
5 BR							

### Total Bedrooms

977	414	1,058	813	600	515	632
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### Total Number of Rooms

2,241	990	2,595	1,746	1,314	1,152	1,254
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## Project Statistics

## Family Low Rise Projects

## PHYSICAL CHARACTERISTICS

	2-1	2-2	2-5	2-7	2-8	2-9	2-14
<b>Building Type</b>							
Single							
Two							
Row House							
Walk-Up (Apartment)	✓	✓	✓	✓	✓	✓	✓
Combination							
High Rise							
<b>Construction</b>							
Concrete Block							
Masonry	✓	✓	✓				
Frame							
Brick Veneer	✓	✓	✓	✓	✓	✓	✓
Wood Windows						✓	
Steel Windows	✓	✓	✓	✓	✓		✓
Aluminum Windows							
Crawl Space					✓	✓	✓
Basement	✓	✓	✓	✓		✓	✓
Slab-On-Grade					✓	✓	✓
Flat Roof	✓	✓	✓		✓	✓	✓
Pitch Roof		✓		✓			
<b>Hot Water Supply</b>							
Central	✓	✓	✓		✓	✓	✓
Group				✓			
Individual							
<b>Heating System</b>							
Central	✓	✓	✓		✓		✓
Group				✓		✓	
Individual							
Steam High Pressure							
Steam Low Pressure	✓	✓	✓	✓	✓	✓	✓
Hot-Water							
F.W.Air							
G.W.Air							
Space Heater							
<b>Heating Fuel</b>							
Purch-Steam							
Coal			✓	✓		✓	✓
Oil	✓	✓		✓	✓	✓	
Gas			✓	✓	✓	✓	
Electric							

# Project Statistics

## Family Low Rise Projects

SAMPLE DU Sq Footage / BR Unit Type		2-1	2-2	2-3	2-7	2-8	2-9	2-14
<u>1 BR Unit</u>								
Living/Dining			157		165		183	163
Kitchen/Dining			102		90		51	48
Bedroom	1 BR		105		120		126	125
<u>2 BR Unit</u>								
Living/Dining			178		169		233	206
Kitchen/Dining			111		114		52	62
Bedroom	1 BR		99		119		108	134
	2 BR		128		96		126	96
<u>3 BR Unit</u>								
Living/Dining			166		158		239	181
Kitchen/Dining			120		126		52	54
Bedroom	1 BR		101		128		127	125
	2 BR		114		103		103	104
	3 BR		80		97		95	106
<u>4 BR Unit</u>								
Living/Dining					170			
Kitchen/Dining					117			
Bedroom	1 BR				130			
	2 BR				115			
	3 BR				93			
	4 BR				83			
<u>5 BR Unit</u>								
Living/Dining								
Kitchen/Dining								
Bedroom	1 BR							
	2 BR							
	3 BR							
	4 BR							
	5 BR							
<u>Construction Document Records</u>								
Average Dwelling Unit Size /SqFt		490	490	490	465	490	528	475
1 BR Unit		686	686	686	575	686	646	629
2 BR Unit		706	706	705	722	706	769	719
3 BR Unit					869			
4 BR Unit								
5 BR Unit								



IDENTIFICATION		CLASSIFICATION											
Project ID Number	Project Name and Address	2-4	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
NJ2- 6	Stephen Crane Village 900 Franklin Ave												
NJ2- 26A	Bradley Court II No Moss Avenue												
NJ2- 20B	Bradley Court II First Street												
NJ2- 27A	Scattered Sites Martin Luther King Boulevard												
NJ2- 27B	Scattered Sites 113 Ross Street / Belmont Avenue												
NJ2- 29	Townhouses at Woodland Avenue 671 South 10th Street/Woodland Ave												
NJ2- 30	Townhouses at Bergen Street Muhammad Ali & Bergen Street												
NJ2- 31A	Townhouses at Chadwick Avenue Chadwick Avenue/West Signlew												
NJ2- 31B	Townhouses at Mt Prospect Mt Prospect / 16th Avenue												
NJ2- 35	Townhouses at So Thirteenth Street South 13th St / Rawley St												
NJ2- 36	Townhouses at Broad Street Broad St / Third Ave												
NJ2- 37	Townhouses at Oriental Street Oriental St / Broadway												
<b>Housing Division</b>													
Low Rise													
Townhouse		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elderly													
High Rise													
<b>HUD Occupancy Type</b>													
Family		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elderly													
<b>HUD Structure Type</b>													
Elevator													
Walk-Up		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Row House													
<b>AGE</b>													
To Date:	691	2-4	2-20A	2-20B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
Age / Years		50	9	9	13	13	4	4	4	4	4	3	1
EIOP													
End of Initial Occupancy		Jun-41	Jun-83	Jun-83	Dec-78	Dec-78	Dec-87	Dec-87	Dec-87	Dec-87	Dec-87	Mar-88	Mar-98

### Project Statistics

### Townhouse Projects

#### QUANTIFICATION

QUANTIFICATION		2-6	2-28A	2-28B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
1996 TDC Calculation													
Row Item	Unit												
\$59,750	1 BR	8,136,000										3,051,400	5,781,600
\$80,300	2 BR	11,804,100	722,700	240,900									
\$102,400	3 BR	7,270,400	921,600	307,200	1,740,800	4,198,400	3,379,200	3,686,400			3,686,400	3,993,600	1,740,800
\$124,600	4 BR				1,246,000	2,990,400	1,121,600	1,246,000	4,236,400	3,364,200	996,800	1,246,000	498,400
\$146,700	5 BR				440,100	1,320,300	733,500	586,800			586,800	293,400	293,400
TDC TOTALS		27,200,500	1,644,300	548,100	3,426,900	8,509,100	5,234,100	5,519,200	4,236,400	3,364,200	5,270,000	4,584,400	8,314,200

## Number of Residential Buildings

[illegible]

Area of Site	Soil	621,145	16,009	48,234	93,356	160,736	98,881	112,620	70,583	52,170	96,992	159,093
	Acres	14.26	0.37	1.11	2.14	3.69	2.27	2.58	1.61	1.24	2.23	3.657

## Number of Dwelling Units (DU)

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## Number of Bedrooms (B.R.)

[illegible]

## Project Statistics

## Townhouse Projects

## PHYSICAL CHARACTERISTICS

	2-6	2-28A	2-28B	2-27A	2-27B	2-29	2-30	2-31A	2-31B	2-35	2-36	2-37
<b>Building Type</b>												
Single												
Twin												
Row House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walk-Up (Apartment)												
Combination												
High Rise												
<b>Construction</b>												
Concrete Block												
Masonry												
Frame		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brick Veneer	✓					✓	✓	✓	✓	✓	✓	
Wood Windows												
Steel Windows												
Aluminum Window	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Crawl Space	✓											
Basement												
Slab-On-Grade		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flat Roof												
Pitch Roof	✓	✓	✓	✓	✓	✓	✓	✓		✓		
<b>Hot Water Supply</b>												
Central	✓											
Group				✓	✓							
Individual		✓				✓	✓	✓	✓	✓	✓	
<b>Heating System</b>												
Central	✓											
Group												
Individual		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Steam High Pressure												
Steam Low Pressure	✓							✓	✓	✓	✓	
Hot-Water		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
F.W. Air												
G.W. Air												
Space Heater												
<b>Heating Fuel</b>												
Purch-Steam												
Coal			✓	✓								
Oil	✓					✓	✓	✓	✓	✓	✓	
Gas	✓	✓										
Electric						✓						



# Project Statistics

## Townhouse Projects

SAMPLE DU Sq Footage /  
BR Unit Type

2-6 2-20A 2-20B 2-27A 2-27B 2-29 2-30 2-31A 2-31B 2-35 2-36 2-37

### 1 BR Unit

Living/Dining  
Kitchen/Dining  
Bedroom 1 BR

### 2 BR Unit

Living/Dining 167  
Kitchen/Dining 174  
Bedroom 1 BR 145  
2 BR

248 294  
59 59  
120 121  
92 92

### 3 BR Unit

Living/Dining 245 268  
Kitchen/Dining 159 72  
Bedroom 1 BR 138 136  
2 BR 126 123  
3 BR 88 130

287 294  
52 62  
119 148  
87 84  
75 80  
287 293 294  
52 57 62  
146 80 148  
80 83 84  
87 162 80

### 4 BR Unit

Living/Dining 319  
Kitchen/Dining 71  
Bedroom 1 BR 135  
2 BR 115  
3 BR 109  
4 BR 112

287 281  
52 62  
88 119  
87 83  
75 80  
88 95  
323 287 317 281  
63 52 57 62  
105 146 118 119  
94 80 82 83  
80 87 80 80  
109 110 95 95

### 5 BR Unit

Living/Dining 286  
Kitchen/Dining 124  
Bedroom 1 BR 150  
2 BR 110  
3 BR 126  
4 BR 131  
5 BR 108

287 281  
52 62  
88 119  
75 83  
87 80  
88 95  
144 76  
287 317 281  
52 57 62  
146 118 119  
80 82 83  
87 80 80  
110 95 95  
143 75 76

### Construction Document Record

Average DU Size/SqFootage

1 BR Unit 512  
2 BR Unit 723  
3 BR Unit 868  
4 BR Unit 1,255  
5 BR Unit 1,443  
1,631

1,052 1,067  
1,292 1,298  
1,450 1,406  
1,053 1,067 1,067  
1,292 1,237 1,298  
1,450 1,312 1,406

**Project Statistics**

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Elderly

## Project Statistics

## Elderly Projects

## IDENTIFICATION

Project ID#	Project Name and Address	
NJ2- 16	Stephen Crane Elderly 60 Cedar Lane	07107
NJ2- 17	Otto E Kruttschmer Elderly 963 Frelinghuysen Avenue	07114
NJ2- 18	Rev William P Hayes Elderly 68 Boyd Street	07103
NJ2- 19E	Edward W Scudder Elderly 89 Lincoln Street	07103
NJ2- 21A	Otto E Kruttschmer Elderly 963 Frelinghuysen Avenue	07114
NJ2- 21B	Seth Boyden Elderly 27 Foote Street	07114
NJ2- 21F	Seth Boyden Elderly 839 Frelinghuysen Ave	07114
NJ2- 22B	James M Bazzie Elderly 25 Summit Street	07103
NJ2- 22C	Stephen Crane Elderly 900 Franklin Ave	07107
NJ2- 22D	Stephen Crane Elderly 801 No 6th Street	07107
NJ2- 25	James C White Manor 516-18 Bergen Street	07108

## CLASSIFICATION

Project Type	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
Housing Division											
Low Rise											
Townhouses											
Elderly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High Rise											
Occupancy Type											
Family											
Elderly	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Structure Type											
Elevator	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walk-Up											
Row House											

## AGE

To Date:	6'91	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
Age / Years	29	29	29	29	23	21	21	23	23	23	23	15
EIOP												
End of Initial Ope	Dec-63	Mar-62	Mar-62	Jun-63	Dec-69	Dec-70	Dec-70	Dec-68	Dec-68	Dec-68	Mar '76	

# Project Statistics

## Elderly Projects

### QUANTIFICATION

	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
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### 1990 TDC Calculation

#### Elevator

(Hillside)	Unit										
\$48,600	0 BR	2,138,400	2,138,400	1,069,200	2,916,000	8,553,600	6,998,400	3,888,000	4,665,600	7,338,600	7,338,600
\$63,200	1 BR	8,342,400	8,342,400	4,108,000	8,848,000	13,904,000	11,276,000	6,320,000	8,216,000	12,260,800	9,732,800
\$84,900	2 BR	1,867,800	1,867,800	933,900	4,414,800	3,735,600	3,056,400	1,698,000	2,037,600	2,547,000	4,414,800
	3 BR										
	4 BR										
	5 BR										

TDC TOTALS		12,348,600	12,348,600	6,111,100	16,178,800	26,193,200	21,430,800	11,906,000	14,919,200	22,146,400	14,147,600
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#### Number of Residential Buildings

	2	2	1	1	2/2	1/2	1/1	2	2/1	2/1	1
Height in Stories	12	12	12	11	9/15	9/15	7/15	13	10/15	10/15	10

Area of Site	SqFt	86,684	68,824	35,283	161,172	171,880	74,852	148,104	126,324	135,056	130,680
Acres		1.99	1.58	0.81	3.7	3.00	1.7	3.4	2.9	3.1	3.00

#### Number of Dwelling Units ( DU )

0 BR	44	44	22	60	176	144	80	96	151	151	
1 BR	133	132	65	140	220	180	100	130	194	194	154
2 BR	22	22	11	52	44	36	20	24	30	30	52
3 BR											
4 BR											
5 BR											
Total Dwelling Units	198	198	98	252	440	360	200	250	375	375	206

#### Number of Bedrooms ( BR )

0 BR	-	-	-	-	-	-	-	-	-	-	-
1 BR	192	122	65	140	220	180	100	130	194	194	154
2 BR	44	44	22	104	88	72	40	48	60	60	104
3 BR											
4 BR											
5 BR											
Total Bedrooms	176	176	87	244	308	252	140	178	254	254	258
Total Number of Res	671	671	332		3016	848	560	831	1267	1267	773



# Project Statistics

## Elderly Projects

### SAMPLE DU Sq Footage / BR Unit Type

	2-16	2-17	2-18	2-19E	2-21A	2-21E	2-21F	2-22B	2-22C	2-22D	2-25
<u>Studio</u>											
Living/Dining	247	247			238	238	238	195	202	202	
Kitchen/Dining	21	21			31	31	31	25	32	32	
Studio											
OBR											
<u>1 BR Unit</u>											
Living/Dining	146	146			260	260	260	241	228	228	219
Kitchen/Dining	83	83			29	29	29	40	32	32	66
Bedroom	126	126			122	122	122	155	131	131	145
1 BR											
2 BR											
<u>2 BR Unit</u>											
Living/Dining	174	174			252	252	252	212	228	228	245
Kitchen/Dining	96	96			24	24	24	45	32	32	80
Bedroom	126	126			104	104	104	124	131	131	145
1 BR					108	108	108	102	121	121	138
2 BR											

### Construction Document Records

Average DU Size /SqFootage											
0 BR Unit	323	323	323	311	380	380	380	347	363	363	
1 BR Unit	530	530	530	457	540	540	540	545	545	545	551
2 BR Unit	694	694	694	561	690	690	690	693	693	693	821

**Project Statistics**

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Family High Rise

# Project Statistics

## Family High Rise Projects

### IDENTIFICATION

Project ID Number	Project Name and Address	
NJ2-10	One E. Krenschmer Homes 71 Ludlow Street	07114
NJ2-11	Archbishop Thomas J. Walsh Homes 1945 McCarter Highway	07104
NJ2-12	Reverend William P. Hayes Homes 71 Boyd Street	07103
NJ2-13	Christopher Columbus Homes 112 Eight Avenue	07104
NJ2-15	Stella Wright Homes 159 Spring Street	07108
NJ2-19	Edward W. Scudder Homes 163 Court Street	07103

CLASSIFICATION		HRise 2-10	LoRise 2-10	HRise 2-11	LoRise 2-11	2-12	2-13	2-15	2-19
Project Type									
Housing Division	Low Rise								
	Transitional								
	Elderly								
	High Rise	✓	✓	✓	✓	✓	✓	✓	✓
HUD Occupancy Type	Family	✓	✓	✓	✓	✓	✓	✓	✓
	Elderly								
HUD Structure Type		✓		✓		✓	✓	✓	✓
	Elevator				✓				
	Walk-Up		✓						
Row House									
AGE		HRise 2-10	LoRise 2-10	HRise 2-11	LoRise 2-11	2-12	2-13	2-15	2-19
To Date: June 1991									
Age / Years		37	37	38	38	37	35	31	28
EIOF									
End of Initial Operating Period		Jun-54	Jun-54	Sep-53	Sep-53	Jun-54	Sep-56	Sep-60	Jun-63



# Project Statistics

## Family High Rise Projects

### QUANTIFICATION

Highrise 2-10	Low 2-10	Highrise 2-11	Low 2-11	2-12	2-13	2-15	2-19
------------------	-------------	------------------	-------------	------	------	------	------

### 1990 TDC Calculation

Elevator (H/Rise)	Walk-Up (LoRise)	Unit						
\$63,200	\$52,100	1 BR		2,657,100	4,550,400	156,300	12,071,200	
\$84,900	\$70,000	2 BR	10,867,200	3,570,000	18,338,400	1,050,000	75,815,700	51,789,000
\$108,300	\$89,250	3 BR	13,862,400		21,443,400	3,213,000	36,172,200	34,479,400
\$131,600	\$108,650	4 BR			9,489,600	651,900	3,954,000	10,807,600
\$155,200	\$127,900	5 BR			1,296,800	383,700	1,552,000	8,070,400

### TDC TOTALS

24,729,600	6,227,100	55,218,600	5,454,900	129,565,100		114,207,200	58,340,200
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### Number of Residential Buildings

	2	2	9	3	10	8	7	3
Height In Stories	8	3	8	3	12	12	13	13

### Area of Site

SqFt	645,994		645,359		834,174	635,976	615,302	766,656
Acres	14.83		14.82		19.15	14.60	14.13	17.60

### Number of Dwelling Units ( DU )

0 BR								
1 BR		51	72	3	191		144	66
2 BR	128	51	216	15	895		610	312
3 BR	128		198	36	334		318	138
4 BR			72	4	30		82	66
5 BR			9	3	10		52	30
Total Dwelling Units	4264	256	100	567	63	1,458	1,206	612

### Number of Bedrooms ( BR )

0 BR								
1 BR		51	72	3	191		144	66
2 BR	256	100	432	30	1,786		1,220	624
3 BR	384		394	108	1,002		954	414
4 BR			288	24	120		328	264
5 BR			45	15	30		260	150
Total Bedrooms	640	153	1,431	180	3,149		2,906	1,518
Total Number of Rooms	1,280	408	2,871	357	6,794		5,897	3,048

# Project Statistics

## Family High Rise Projects

### PHYSICAL CHARACTERISTICS

	HRise 2-10	Low 2-10	HRise 2-11	Low 2-11	2-12	2-13	2-15	2-19
<b>Building Type</b>								
Single								
Twin								
Row House								
Walk-Up (Apartment)		✓		✓				
Combination								
High Rise	✓		✓		✓	✓	✓	✓
<b>Construction</b>								
Concrete Block								
Masonry								
Frame								
Brick Veneer	✓	✓	✓	✓	✓	✓	✓	✓
Wood Windows								
Steel Windows	✓	✓	✓	✓	✓	✓	✓	✓
Aluminum Windows								
Crawl Space								
Basement	✓	✓	✓	✓	✓	✓	✓	✓
Slab-On-Grade								
Flat Roof	✓	✓	✓	✓	✓	✓	✓	✓
Pitch Roof								
<b>Hot Water Supply</b>								
Central	✓	✓	✓	✓	✓	✓	✓	✓
Group								
Individual								
<b>Heating System</b>								
Central	✓	✓	✓	✓	✓	✓	✓	✓
Group								
Individual								
Steam High Pressure								
Steam Low Pressure	✓	✓	✓	✓	✓	✓	✓	✓
Hot-Water								
P W Air								
G W Air								
Space Heater								
<b>Heating Fuel</b>								
Purch-Steam								
Coal								
Oil	✓	✓	✓	✓	✓	✓	✓	✓
Gas								
Electric								

# Project Statistics

## Family High Rise Projects

SAMPLE DU Sq Footage / BR Unit Type		HighRise 2-10	HighRise 2-11	2-12	2-15	2-19
See Floorplans in Family HighRise Section of Project Statistics						
<b>1 BR Unit</b>	<b>Total SqFt</b>		520	428	492	523
Living Room			154	149	160	165
Kitchen/Dining			104	67	93	125
Bedroom	1 BR		125	124	136	152
Storage			35	26	36	34
Circulation			64	29	33	13
Bathroom			38	33	34	34
<b>2 BR Unit</b>	<b>Total SqFt</b>	731	733	590	636	686
Living Room		169	160	159	158	168
Kitchen/Dining		107	110	90	99	115
Bedroom	1 BR	122	113	117	108	121
	2 BR	145	131	106	116	106
Storage		62	72	35	53	48
Circulation		92	109	50	67	94
Bathroom		34	38	33	35	34
<b>3 BR Unit</b>	<b>Total SqFt</b>	882	872	761	814	792
Living Room		185	180	173	210	179
Kitchen/Dining		132	137	113	75	115
Bedroom	1 BR	114	111	97	111	126
	2 BR	139	131	120	131	111
	3 BR	113	112	111	97	101
Storage		46	61	49	59	55
Circulation		119	104	65	94	71
Bathroom		34	36	33	37	34
<b>4 BR Unit</b>	<b>Total SqFt</b>		1,129	884	1,003	1,020
Living Room			179	164	231	181
Kitchen/Dining			163	137	95	159
Bedroom	1 BR		112	101	90	113
	2 BR		144	128	143	129
	3 BR		109	105	108	95
	4 BR		117	111	96	119
Storage			82	58	67	75
Circulation			140	47	139	114
Bathroom			83	33	34	35
<b>5 BR Unit</b>	<b>Total SqFt</b>		1,408	1,023	1,021	1,212
Living Room			199	155	227	217
Kitchen/Dining			263	152	94	111
Bedroom	1 BR		137	91	99	100
	2 BR		133	101	135	102
	3 BR		117	107	93	126
	4 BR		135	118	102	127
	5 BR		126	96	90	138
Storage			133	74	78	91
Circulation			90	94	69	140
Bathroom			75	33	34	58
Construction Document Records						
Average Dwelling Unit Size (SqFt)						
1 BR UNIT		510	511	488	452	488
2 BR UNIT		628	672	627	654	627
3 BR UNIT		730	867	880	792	880
4 BR UNIT			1,170	1,100	1,100	1,100
5 BR UNIT				1,500	1,058	1,500

# Project Statistics

## Family High Rise Projects - Floor Plans

Kretschmer Walsh Hayes Wright Scudder

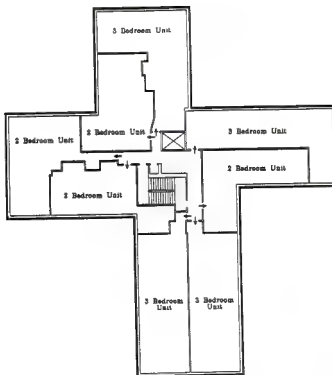
		2-10	2-11	2-12	2-13	2-19
1 BR Unit	Total SqFt		520	428	492	523
	Living Room		154	149	160	165
	Kitchen/Dining		104	67	93	125
	Bedroom		125	124	136	152
	Storage		35	26	36	34
	Circulation		64	29	33	33
	Bathroom		38	33	34	34

		2-10	2-11	2-12	2-13	2-19
2 BR Unit	Total SqFt	731	723	590	636	686
	Living Room	169	160	159	158	168
	Kitchen/Dining	107	110	90	99	115
	Bedroom 1	122	113	117	108	121
	Bedroom 2	145	131	106	116	106
	Storage	62	72	35	53	48
	Circulation	92	109	50	67	94
	Bathroom	34	38	33	35	34

		2-10	2-11	2-12	2-13	2-19
3 BR Unit	Total SqFt	882	872	761	814	792
	Living Room	185	180	173	210	179
	Kitchen/Dining	132	137	113	75	115
	Bedroom 1	114	111	97	111	126
	Bedroom 2	139	131	120	131	111
	Bedroom 3	113	112	111	97	103
	Storage	46	61	49	59	55
	Circulation	119	104	65	94	71
	Bathroom	34	36	33	37	34

		2-10	2-11	2-12	2-13	2-19
4 BR Unit	Total SqFt		1,129	884	1,003	1,020
	Living Room		179	164	231	181
	Kitchen/Dining		163	137	95	159
	Bedroom 1		112	101	90	113
	Bedroom 2		144	128	143	129
	Bedroom 3		109	105	108	95
	Bedroom 4		117	111	96	99
	Storage		82	58	67	75
	Circulation		140	47	139	114
	Bathroom		83	33	34	35

		2-10	2-11	2-12	2-13	2-19
5 BR Unit	Total SqFt		1,408	1,023	1,021	1,212
	Living Room		199	155	227	217
	Kitchen/Dining		263	152	94	111
	Bedroom 1		137	91	99	100
	Bedroom 2		133	101	135	102
	Bedroom 3		117	107	93	128
	Bedroom 4		135	118	102	127
	Bedroom 5		126	98	90	138
	Storage		133	74	78	91
	Circulation		90	94	69	140
	Bathroom		75	33	34	58

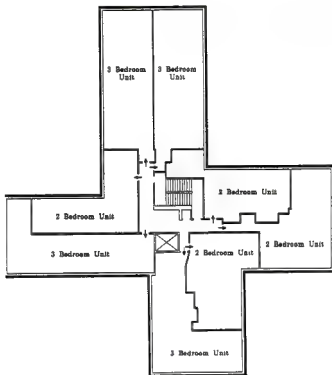


Otto E. Kretchmer Homes  
NJ2-10  
Building 2 & 6

Typical Floor Plan



Key Plan



Otto E. Kretchmer Homes  
NJ2-10  
Building 2 & 6

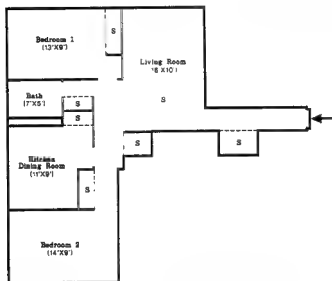
Typical Floor Plan



Key Plan

# Project Statistics

Family High Rise NJ2-10 Otto E Kretschmer Homes Floor Plans



Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
189 SF	107 SF	122 SF	145 SF	62 SF	92 SF	34 SF

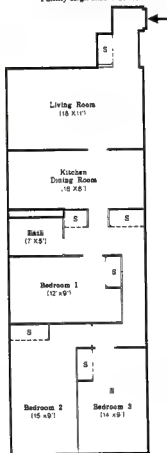
2 Bedroom Unit

Total Area: 742 Sq. Ft.



# Project Statistics

Family High Rise NJ2-10 Otto E Kretschmer Homes Floor Plans



Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	Storage	Circulation	Bath
185 SF	132 SF	114 SF	139 SF	113 SF	48 SF	118 SF	34 SF

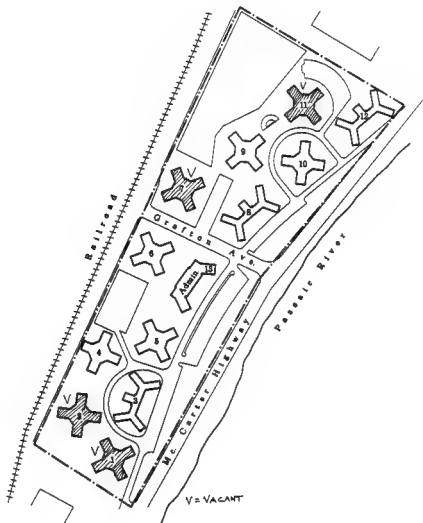
3 Bedroom Unit  
Total Area 905 Sq. Ft.





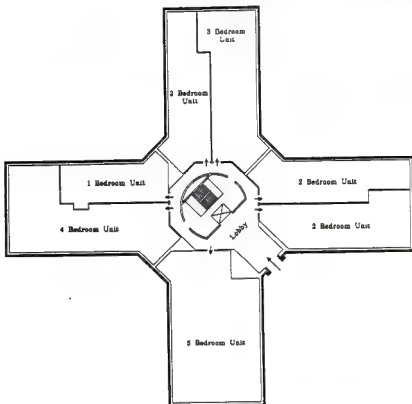
# Site Plan

NJ2-11: Archbishop Thomas J Walsh Homes



# Project Statistics

Family High Rise NJ2-11 Arch Thomas J Walsh Homes Floor Plans

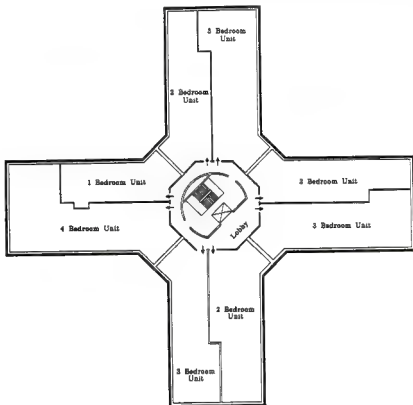


Walsh Homes  
NJ2-11  
Bldgs. 1,2,4,5,6,7,9,10 & 11

First Floor Plan

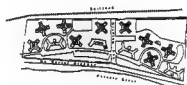


Key Plan

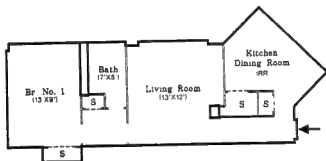


Walsh Homes  
 NJ2-11  
 Bldgs. 1,2,4,5,6,7,9,10 & 11

Typical Floor Plan  
 2nd to 8th Floor



Key Plan

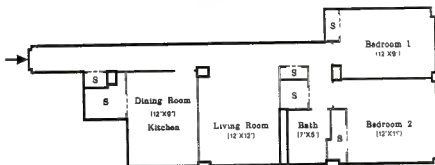


Living Room	Kitchen/Dining	BR 1	Storage	Circulation	Bath
154 SF	104 SF	125 SF	35 SF	54 SF	38 SF

## 1 Bedroom Unit

Total Area. 508 Sq Ft.

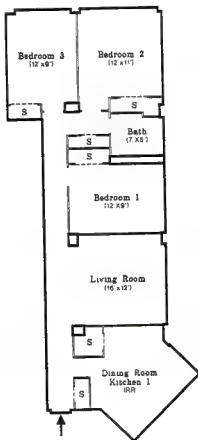




Living Room	Kitchen/Dining	BR 1	BR 2	Storage	Circulation	Bath
160 SF	110 SF	113 SF	131 SF	72 SF	109 SF	36 SF

**2 Bedroom Unit**  
Total Area: 743 Sq. Ft.

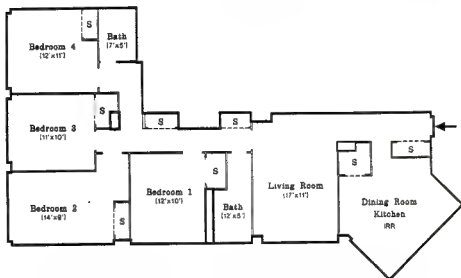




Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	Storage	Circulation	Bath
150 SF	137 SF	111 SF	131 SF	112 SF	61 SF	104 SF	36 SF

3 Bedroom Unit  
Total Area. 889 Sq. Ft.



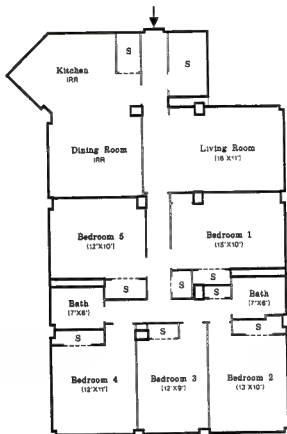


Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
179 SF	163 SF	112 SF	144 SF	109 SF	117 SF	82 SF	140 SF	83 SF

## 4 Bedroom Unit

Total Area 1150 Sq. Ft.





Living Room	Kitchen/Dining	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
199 SF	263 SF	137 SF	133 SF	117 SF	135 SF	126 SF	133 SF	90 SF	75 SF

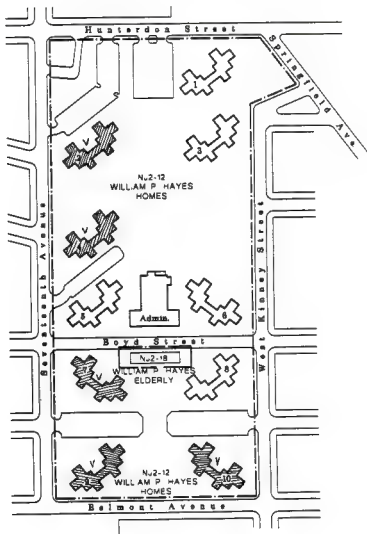
5 Bedroom Unit  
Total Area: 1470 Sq. Ft.

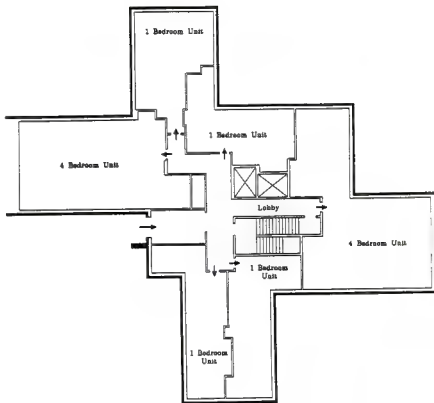




# Site Plan

NJ2-12: Reverend William P. Hayes Homes



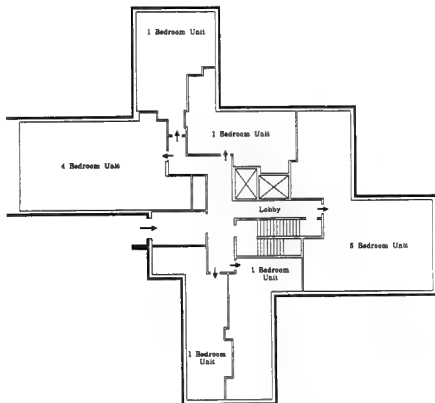


William P. Hayes Homes  
NJ2-12  
Building 1 & 2

Ground Floor Plan



Key Plan

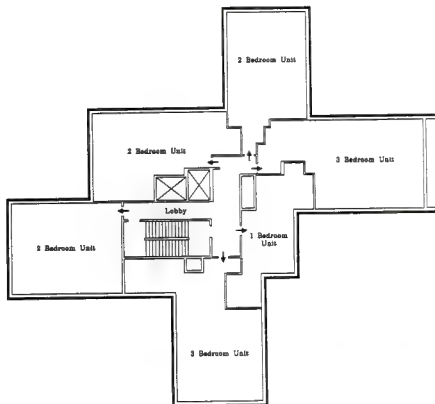


William P. Hayes Homes  
 NJ2-12  
 Building 1 & 2

First Floor Plan



Key Plan

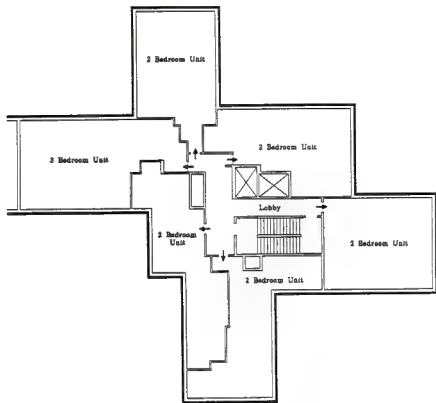


William P. Hayes Homes  
NJ2-12  
Building 1 & 2

Typical Floor Plan



Key Plan

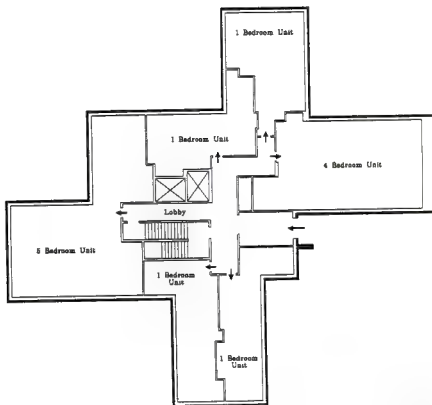


William P. Hayes Homes  
NJ2-12  
Building 1 & 2

Typical Floor Plan



Key Plan

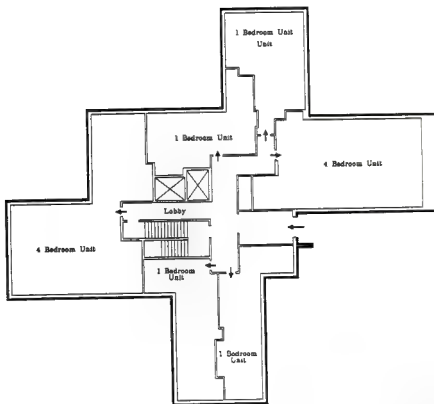


William P. Hayes Homes  
NJ2-12  
Building 3

Ground Floor Plan



Key Plan

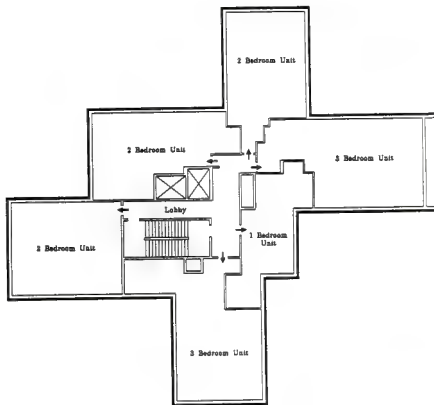


William P. Hayes Homes  
NJ2-12  
Building 3

First Floor Plan



Key Plan



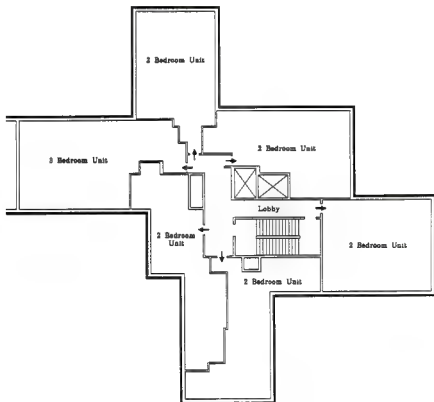
William P. Hayes Homes  
NJ2-12  
Building 3

Typical Floor Plan



Key Plan



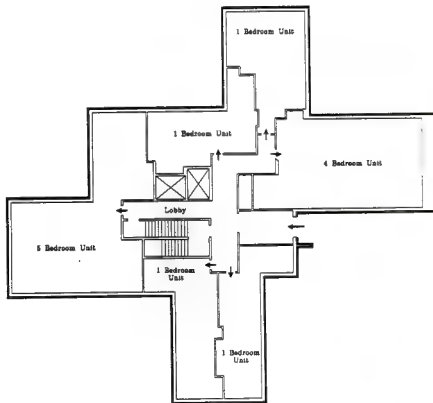


William P. Hayes Homes  
NJ2-12  
Building 3

Typical Floor Plan



Key Plan

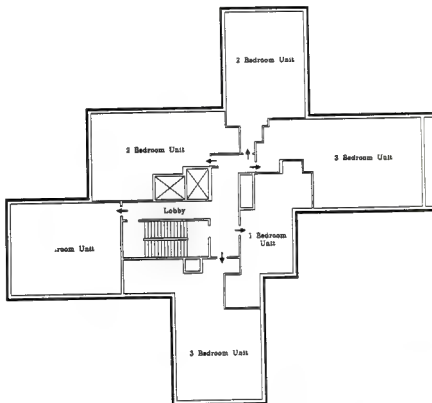


William P. Hayes Homes  
 NJ2-12  
 Building 4, 5, 6, 7, 8, 9, 10

First Floor Plan



Key Plan

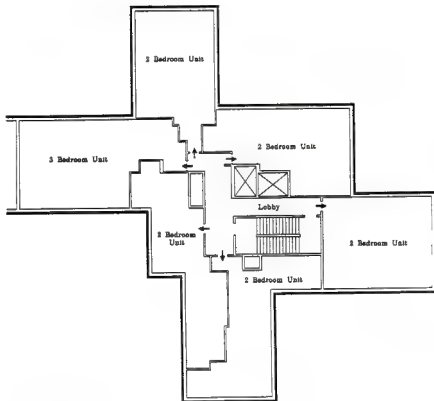


William P. Hayes Homes  
 NJ2-12  
 Building 4, 5, 6, 7, 8, 9 & 10

Typical Floor Plan



Key Plan



William P. Hayes Homes  
 NJ2-12  
 Building 4, 5, 6, 7, 8, 9 & 10

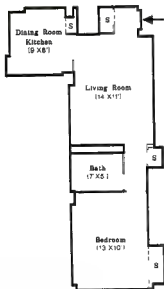
Typical Floor Plan



Key Plan

# Project Statistics

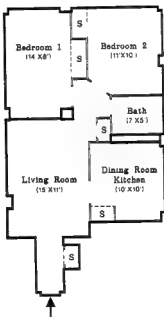
Family High Rise NJ2-12 William P Hayes Homes Floor Plans



Living Room	Dining/Kitchen	Bedroom 1	Storage	Circulation	Bath
149 SF	67 SF	124 SF	26 SF	29 SF	33 SF

1 Bedroom Unit  
Total Area: 432 Sq. Ft.



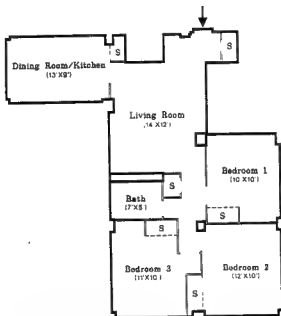


Living Room	Dining/Kitchen	Bedroom 1	Bedroom 2	Storage	Circulation	Bath
159 SF	90 SF	117 SF	106 SF	36 SF	50 SF	33 SF

## 2 Bedroom Unit

Total Area. 599 Sq. Ft.





Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	Storage	Circulation	Bath
173 SF	113 SF	97 SF	120 SF	111 SF	49 SF	65 SF	33 SF

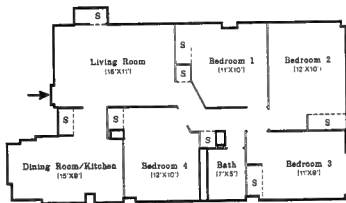
## 3 Bedroom Unit

Total Area: 773 Sq. Ft.



# Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans

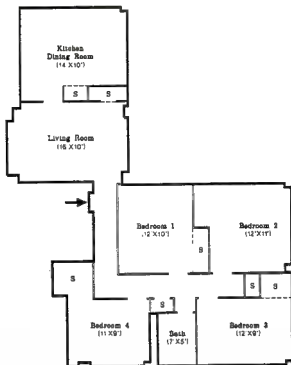


Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
164 SF	137 SF	101 SF	128 SF	105 SF	111 SF	58 SF	47 SF	33 SF

4 Bedroom Unit  
Total Area 902 Sq. Ft.







Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
153 SF	151 SF	111 SF	131 SF	105 SF	89 SF	74 SF	101 SF	33 SF

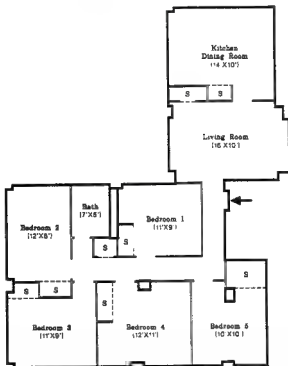
## 4 Bedroom Unit

Total Area: 967 Sq Ft.



# Project Statistics

Family High Rise NJ2-12 William P Hayes Homes Floor Plans



Living Room	Dining/Kitchen	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
155 SF	152 SF	91 SF	101 SF	107 SF	118 SF	98 SF	74 SF	94 SF	33 SF

5 Bedroom Unit

Total Area: 1041 Sq. Ft.

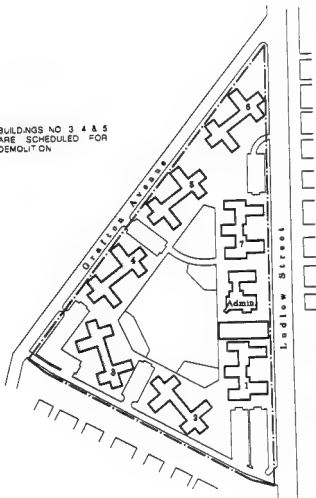


## Site Plan

NJ2-10: Otto E. Kretschmer Hornet



BUILDINGS NO 3 4 & 5  
ARE SCHEDULED FOR  
DEMOLITION

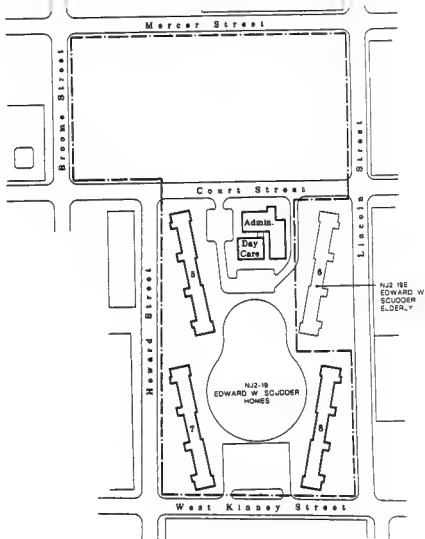


NJ2-17  
OTTO E KRETCHMER  
ELDERLY

NJ2-21A  
OTTO E KRETCHMER  
ELDERLY

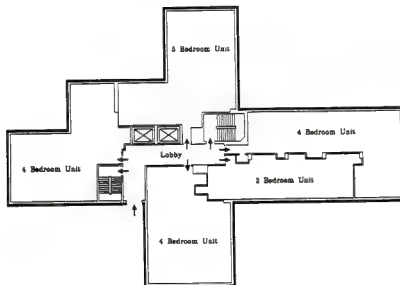
# Site Plan

NJ2-19: Edward W. Scudder Homes



# Project Statistics

Family High Rise NJ2-15 Stella W Wright Homes Floor Plans

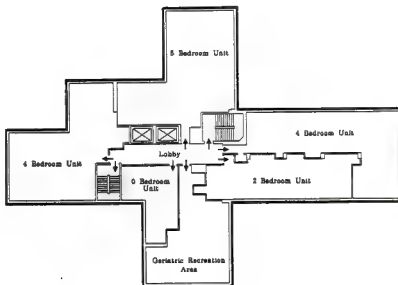


Stella Windsor Wright Homes  
NJ2-15  
Building 1 (N)

Lobby Plan



Key Plan

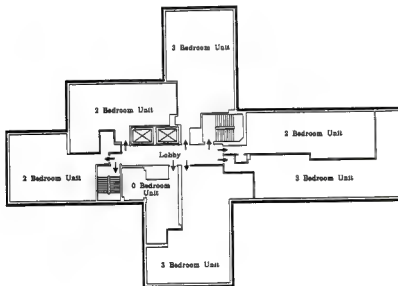


Stella Windsor Wright Homes  
NJ2-15  
Building 1 (N)

First Floor Plan



Key Plan

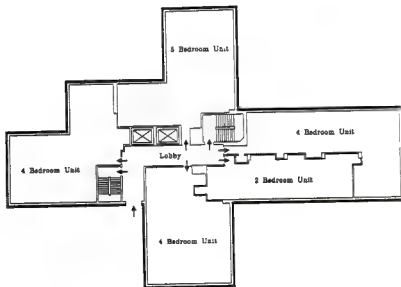


Stella Windsor Wright Homes  
NJ2-15  
Building 1 (N)

2nd to 12th Floor Plan



Key Plan



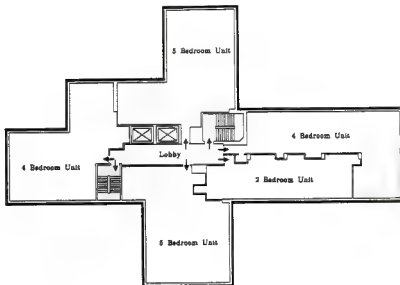
Stella Windsor Wright Homes  
 NJ2-15  
 Building 2 to 7 (N)

Lobby Plan



Key Plan



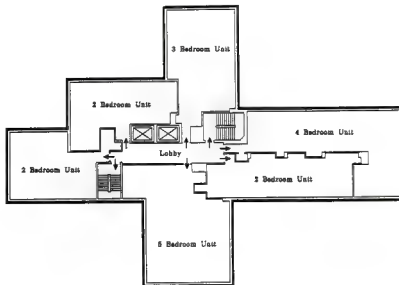


Stella Windsor Wright Homes  
NJ2-15  
Building 2 to 7 (N)

### First Floor Plan



### Key Plan

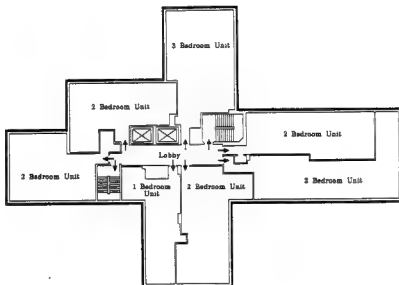


Stella Windsor Wright Homes  
 NJ2-15  
 Building 2 to 7 (N)

Second Floor Plan



Key Plan

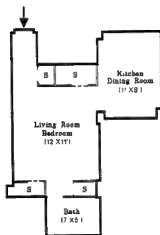


Stella Windsor Wright Homes  
 NJ2-15  
 Building 2 to 7 (N)

3rd to 12th Floor Plan



Key Plan

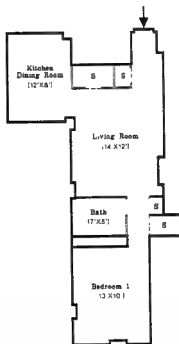


Living Room/Bedroom	Kitchen/Dining Room	Storage	Circulation	Bath
135 SF	89 SF	34 SF	24 SF	35 SF

## 0 Bedroom Unit

Total Area: 328 Sq. Ft.





Living Room	Kitchen/Dining Room	BR 1	Storage	Circulation	Bath
150 SF	93 SF	136 SF	36 SF	33 SF	34 SF

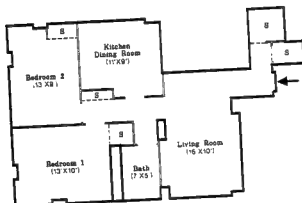
## 1 Bedroom Unit

Total Area: 501 Sq Ft.



# Project Statistics

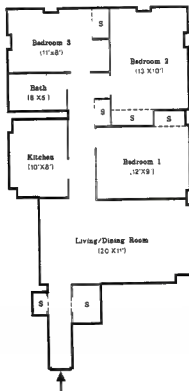
Family High Rise NJ2-15 Stella W Wright Homes Floor Plans



Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
155 SF	99 SF	108 SF	116 SF	53 SF	67 SF	35 SF

2 Bedroom Unit  
Total Area: 653 Sq Ft.





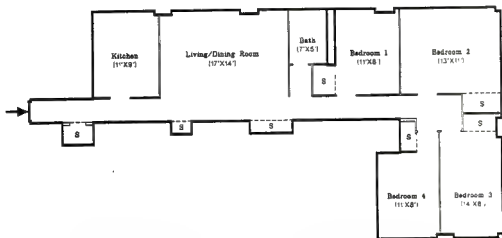
Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	Storage	Circulation	Bath
210 SF	78 SF	111 SF	131 SF	97 SF	59 SF	94 SF	37 SF

3 Bedroom Unit  
Total Area. 826 Sq. Ft.



# Project Statistics

Family High Rise NJ2-15 Stella W Wright Homes Floor Plans



Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
231 SF	95 SF	90 SF	143 SF	106 SF	96 SF	87 SF	139 SF	34 SF

4 Bedroom Unit  
Total Area 1017 Sq. Ft.





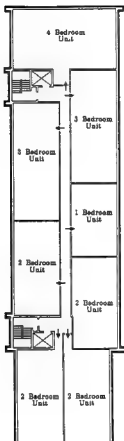


Living/Dining Room	Kitchen	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
227 SF	94 SF	99 SF	135 SF	93 SF	120 SF	90 SF	78 SF	89 SF	34 SF

## 5 Bedroom Unit

Total Area: 1057 Sq. Ft.



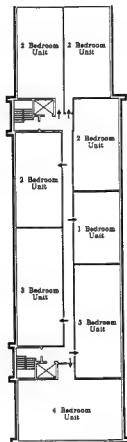


Edward W. Scudder Homes  
NJ2-19  
Building 5, 7 & 8

Typical Floor Plan



Key Plan

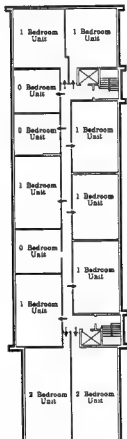


Edward W. Scudder Homes  
 NJ2-19  
 Building 5, 7 & 8

Typical Floor Plan



Key Plan

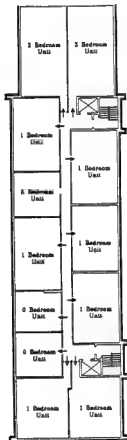


Edward W. Scudder Homes  
 NJ2-19E  
 Building 6

Typical Floor Plan

Key Plan





Edward W. Scudder Homes  
 NJ2-19E  
 Building 6

Typical Floor Plan



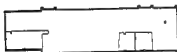
Key Plan

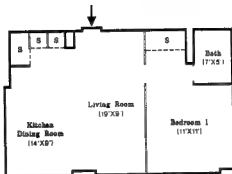


Living Room	Kitchen/Dining Room	Storage	Circulation	Bath
157 SF	65 SF	12 SF	30 SF	34 SF

### 0 Bedroom Unit

Total Area: 301 Sq. Ft.



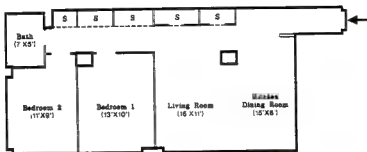


Living Room	Kitchen/Dining Room	BR 1	Storage	Circulation	Bath
185 SF	124 SF	152 SF	34 SF	13 SF	34 SF

## 1 Bedroom Unit

Total Area. 529 Sq. Ft.

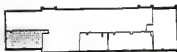




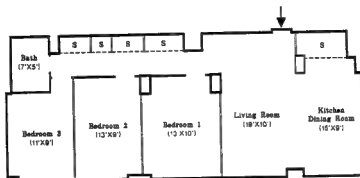
Living Room	Kitchen/Dining Room	BR 1	BR 2	Storage	Circulation	Bath
166 SF	115 SF	121 SF	106 SF	48 SF	94 SF	34 SF

## 2 Bedroom Unit

Total Area. 703 Sq. Ft.





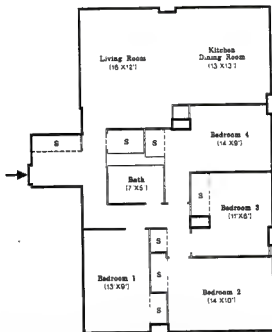


Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	Storage	Circulation	Bath
179 SF	124 SF	126 SF	111 SF	101 SF	55 SF	71 SF	34 SF

## 3 Bedroom Unit

Total Area: 822 Sq. Ft.



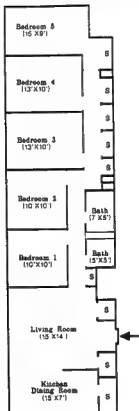


Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	BR 4	Storage	Circulation	Bath
181 SF	158 SF	113 SF	129 SF	95 SF	119 SF	75 SF	114 SF	35 SF

## 4 Bedroom Unit

Total Area. 1060 Sq. Ft.



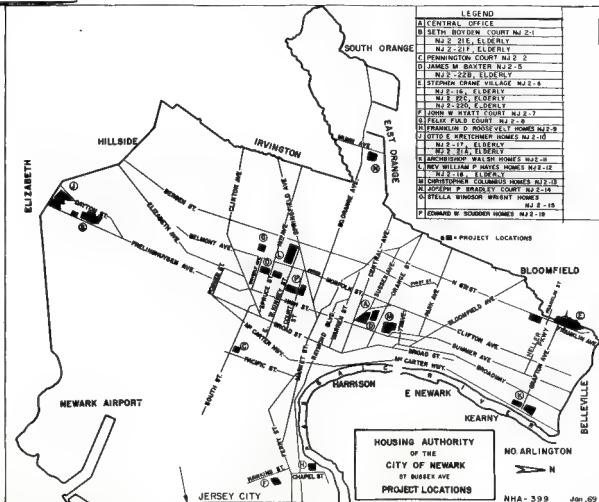


Living Room	Kitchen/Dining Room	BR 1	BR 2	BR 3	BR 4	BR 5	Storage	Circulation	Bath
217 SF	714 SF	100 SF	102 SF	128 SF	127 SF	138 SF	91 SF	140 SF	56 SF

## 5 Bedroom Unit

Total Area. 1262 Sq. Ft.





## HOUSING AUTHORITY OF THE CITY OF NEWARK

## SETH BOYDEN COURT, NJ 2-1

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D.U.	122	12 Three-story Walk-ups
3 1/2 room D.U.	56	
4 1/2 room D.U.	257	<u>Area of Site</u>
5 1/2 room D.U.	95	15.62 acres
		680,426 Sq. Ft.
Total Dwelling Units	<u>530</u>	<u>Area covered by Buildings</u>
Number of Rooms	2241	130,140 Sq. Ft.
Density	33.93 No. of Families per acre of site	

BASIC PROJECT DATA

Development Cost: \$ 2,724,634.93  
 First Tenant Moved in: 10/23/40  
 E.I.O.P. : 6/30/41  
 12 3 story buildings  
 Incinerator Hoppers: Except 4/122 - 3 ea. Ent. (70 Entr.) Total: 209  
 Fuel: Oil - Grade # 6  
 Hot Water - Central Plant, Oil

Mgmt. Office incl. lobbies & hallways: 1,173 sq. ft.  
 Maintenance Shop, Stock room etc. : 1,107 sq. ft.  
 Community Bldg. (Aud. Child Care, Etc. : 3,135 sq. ft.  
 Hallways per bldg. : 5.833 Total sq. ft.: 22,015.

Total Acres: 15.62  
 Bldg. Coverage: 2,988 sq. ft.  
 Areas maintained by Project Personnel: 254,276 sq. ft.  
 Non dedicated streets: 4 - 65,929 sq. ft.  
 Parking Areas: 9 - 22,967 sq. ft.  
 Playgrounds: 4 - 41,289 sq. ft.  
 Sidewalks: 89,395 sq. ft.  
 Asphalt tile Floor Finish  
 Steel type sash

Brick Exterior walls	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average No. rooms per DU	3.16	4 1/2	5 1/2
Average Sq. Ft. per DU	490	686	706
No. D.U.	178	257	95

BASIC PROJECT DATA cont.

Seth Boyden Court NJ 2-1

Allowances and use of Utilities:

	<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Project Use</u>
Electricity	576,445 KWH	Lights,Refrig.	71,705 KWH
Gas	9,377,179 CF	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 5,445,833 CF  
Electricity: 1,206,955 KWH  
Gas: 7,005,600 CF  
Heating Fuel: 422,207 Gal

Fuel Oil Grade # 6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	8,316.00
Pilot - 1957	21,370.76
Pilot - 1958	22,779.10

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATING BUILDING AREA

Seth Boyden Court, NJ 2-1

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.

Column No. 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.

Column No. 3 indicates the sq. ft. of actual heated area per building.

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	8,225	24,975
2	8,300	24,900
3	8,300	24,900
4	11,125	33,375
5	11,125	33,375
6	9,400	28,200
7	11,600	34,800
8	11,600	34,800
9	11,600	34,800
10	4,225	12,675
11	9,325	27,975
12	8,775	26,325

Building No.	Cu. Ft. Per Floor	Cu. Ft. Floor Per Bldg.
1	70,762	212,286
2	70,550	211,650
3	70,550	211,650
4	94,562	283,686
5	94,562	283,686
6	79,990	239,700
7	98,600	295,800
8	98,600	295,800
9	98,600	295,800
10	35,912	107,736
11	79,262	237,766
12	74,587	223,761

TOTAL HEATED AREA	Sq. Ft. Floor Area Per Bldg.	341,100
" " "	Cu. Ft. Per Bldg.	2,899,341

SETH BOYDEN COURT, NJ 2-1

1.	General	\$ 1,478,624.71
2.	Plumbing	206,418.45
3.	Electric	52,555.66
4.	Heating	140,815.55
5.	Landscaping	41,859.20
6.	Roadways	58,091.86
7.	Metal & Structure	47,811.70
8.	Refrigeration	31,978.07
9.	Ranges	14,971.50
10.	Shades	3,462.11
* 11.	Maint. Equip.	2,874.40
* 12.	Recreation Equip.	6,112.33
	13. Miscellaneous Work	40,760.71
* 14.	Demolition	2,846.91
	Land Purchase	351,382.00
	Misc. Acq. Cost	5,454.97
* 15.	Architectural Engineer	112,922.59
16.	Floor Covering	-0-
		<hr/>
		\$ 2,598,042.72
		<hr/>

Total Construction Cost  
Leaving out No. 11, 12,  
14 and 15

\$ 2,116,449.53



SETH BOYDEN COURT NJ 2-1

SIZES OF WINDOW OPENINGS (METAL WINDOWS, JAMBS & HEADS)

Living Room: 72 1/8" X 50 1/2"

Kitchen: 54 1/8 x 50 1/2"

Bedroom: 36 1/4" x 38 1/4"

Bathroom: 17 3/4" X 38 1/4" (ribbed glass)

SHADE SIZES (BRACKETS ON OUTSIDE)

	Living Room	Kitchen	Bedroom
Tip to Tip	74"	56"	38"
Roller	73"	55 3/8"	37 1/4"
Cloth Width	72"	55"	37"
Cloth Length	60"	60"	60"

# HOUSING AUTHORITY OF THE CITY OF NEWARK

## PENNINGTON COURT NJ 2-2

No. of Units		Number of Buildings by Type
3 room D. U.	27	4 Three-story walk-up brick bldgs.
3 1/2 room D. U.	60	
4 1/2 room D.U.	120	Area of Site
5 1/2 room D.U.	29	1.55 acres
		198,264.6 sq. ft.
Total Dwg. Units	<u>236</u>	Area covered by Buildings
No. of Rooms	990	57,105 sq. ft.
Density	51.86 No. of Families per acre of site	

### BASIC PROJECT DATA

Development Cost:	\$ 1,268,945.98				
First Tenant Moved in:	2/24/40				
E.I.O.P. :	6/30/40				
4 Bldgs. - 3 Stories					
No. Units:	236				
Incinerator Hoppers:	24 per bldg.				
Incinerators:	8 per bldg.				
Fuel:	Oil - Grade #6				
Hot Water - Central Plant, Oil					
Mgmt. Office incl. lobbies & hallways:	804 sq. ft.				
Maintenance Shop, stock room etc. :	1330 sq. ft.				
Community Bldg. ( Aud.,child care, etc.)	3429 sq. ft.				
Hallways per bldg.:	7.375	Total sq. ft. :	10,064		
Total Acres:	4.55				
Building Coverage:	1.31				
Areas Maintained by Project Personnel:	61,350 sq. ft.				
Parking Areas: - 3 -	18,742	sq. ft.			
Playgrounds: - 6 -	41,585	sq. ft.			
Sidewalks:	36,625				
Asphalt tile Floor Finish					
Steel type sash					
Brick Exterior walls	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>		
Average No. Rooms per 'DU	3.34	4 1/2	5 1/2		
Average Sq. Ft. per DU	490	686	706		
No. D.U.	87	120	29		

BASIC PROJECT DATA (cont.)

PENNINGTON COURT NJ 2-2

Allowances and use of Utilities:

	<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity:	256,727 KWH	Lights, Refrig.	13,935
Gas:	4,176,246 CF	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water:	3,000,500
Electricity:	504,160
Gas:	4,625,266
Heating Fuel:	188,395 Gal.

Fuel Oil Grade # 6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	6,669.00
Pilot 1957	8,393.30
Pilot 1958	8,611.49

PENNINGTON COURT NJ 2-2

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.

Column No. 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)

Column No. 3 indicates the sq. ft. of actual heated area per building.

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. per floor	Sq. Ft. Floor Area Per Bldg.
1	13,250	39,750
2	13,250	39,750
3	13,250	39,750
4	13,250	39,750

Building No.	Cu. Ft. per Floor	Cu. Ft. Per Bldg.
1	112,625	337,875
2	112,625	337,875
3	112,625	337,875
4	112,625	337,875

<u>Total Heated Area</u>	<u>Sq. Ft. Floor Area Per Bldg.</u>	159,000
<u>Total Heated Area</u>	<u>Cu.Ft. Per Bldg.</u>	1,351,500

PENNINGTON COURT NJ 2-2

1.	General	\$ 698,734.57
2.	Plumbing	97,593.32
3.	Electric	28,350.13
4.	Heating	58,175.96
5.	Landscaping	17,259.86
6.	Roadways	-0-
7.	Metal & Structure	-0-
8.	Refrigeration	14,443.29
9.	Ranges	6,280.50
10.	Shades	1,532.69
* 11.	Maint. Equip.	2,234.11
* 12.	Recreation Equip.	3,462.46
13.	Miscellaneous Work	23,144.96
* 14.	Demolition	512.08
	Land Purchase	180,479.85
	Misc. Acq. Cost	11,281.71
* 15.	Arch. Engineer	<u>55,301.19</u>

\$ 1,108,786.68

\* Total Construction Cost

Leaving out No. 11, 12,

14 and 15

\$ 945,515.48

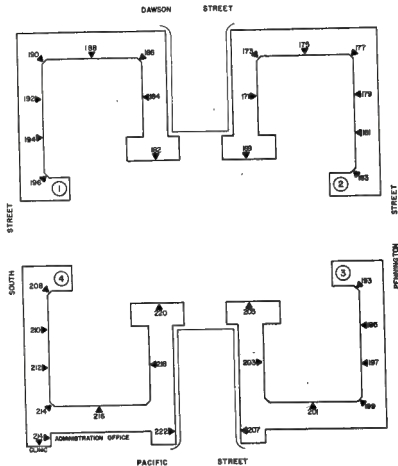
PENNINGTON COURT NJ 2-2

SIZES OF WINDOW OPENINGS (METAL WINDOWS, JAMES / HEADS)

Living Room:	72 1/8" X 50 1/2"
Kitchen and Bedroom:	54 1/8" X 50 1/2"
Kitchen and Bedroom:	36 1/8" X 38"
Bathroom:	18" X 38" (ribbed glass)

SHADE SIZES (BRACKETS ON OUTSIDE - Two types)

	<u>Living Room</u>	<u>Kitchen &amp; Bedrm.</u>	<u>Kitchen</u>	<u>Bedroom</u>
Tip to tip	7 1/2"	56"	36 3/4"	38"
Roller	73"	55 3/8"	36"	37 1/4"
Cloth Width	72"	55"	35 1/2"	37"
Cloth Length	60"	60"	60"	60"



HOUSING AUTHORITY OF THE CITY OF NEWARK  
 57 SUSSEX AVENUE  
**PENNINGTON COURT**  
 24 SOUTH STREET  
 STREET ADDRESSES—PROJECT N-1 2-2

# HOUSING AUTHORITY OF THE CITY OF NEWARK

## BAXTER TERRACE NJ 2-5

	<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D. U.	183	21 Three-story walk-up brick bldgs
4 1/2 room D. U.	319	
5 1/2 room D. U.	<u>111</u>	<u>Area of Site</u>
		12.67 acres
Total Dwelling Units <u>613</u> *		551,905.2 Sq. Ft.
Number of Rooms <u>2995</u>		<u>Area Covered by Buildings</u>
		143,593 Sq. Ft.

Density 48.38 No. of Families per acre of site  
 (\* of which 35 units are being used for Central Office force)

## BASIC PROJECT DATA

Development Cost: \$ 755,791.96  
 First Tenant Moved In: 5/20/41  
 E. I. O. P.: 12/31/41  
 21 -3- story buildings  
 Incinerator Hoppers Per Bldg.: 12, incinerators per bldg. 4 Total: 81  
 Fuel: Oil - Grade #6  
 Hot Water - Central Plant, Oil  
 Mgmt. Office incl. lobbies and hallways: 4826 sq. ft.  
 Maintenance Shop, Stock room etc.: 8,914 sq. ft.  
 Community Building (Aud. Child Care, etc.): 5,292  
 Hallways per bldg.: 4 Total sq. ft. 25,475  
 Total Acres: 12.67  
 Building Coverage: 3.296  
 Areas maintained by Project Personnel: 261,651 sq. ft.  
 Non dedicated streets: 4,950 sq. ft.  
 Parking Areas: 56,745 sq. ft. -9  
 Playgrounds: 10 - 49,345 sq. ft.  
 Sidewalks: 48,522 sq. ft.  
 Asphalt tile floor finish  
 Steel type sash  
 Brick Exterior Walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average No. rooms per D.U.	3	4 1/2	5 1/2
Average sq. ft. per D.U.	490	686	705
No. D. U.	183	319	111



JAMES M. BAXTER TERRACE

BASIC PROJECT DATA (cont.)

Allowances and use of Utilities:

	<u>Allowance per D. U.</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity	665,903 KWH	Lights, Refrig.	82,833
Gas	10,832,406 CF	Cooking	-

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water:	6,931,166 CF
Electricity:	1,430,566 KWH
Gas:	13,687,133 CF
Heating Fuel:	460,802 Gal.
Fuel Oil Grade #6	

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	35,034.00
Pilot - 1957	24,142.35
Pilot - 1958	26,867.83

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

James M. Baxter Terrace, NJ 2-5

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.  
Column No. 1 indicates the buildings.  
Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.  
Column No. 3 indicates the sq. ft. of actual heated area per building.  
Column No. 4 indicates the cubic feet per floor.  
Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	6,350	19,050
2	6,650	19,950
3	3,350	10,050
4	3,350	10,050
5	5,725	17,175
6	5,725	17,175
7	7,230	21,690
8	4,750	14,250
9	4,750	14,250
10	5,700	17,100
11	6,475	19,425
12	6,675	20,025
13	5,675	17,025
14	6,150	18,450
15	6,750	20,250
16	8,425	25,275
17	6,025	18,075
18	5,900	17,700
19	6,850	20,550
20	6,850	20,550
21	8,450	25,350

# HOUSING AUTHORITY OF THE CITY OF NEWARK

## BAXTER TERRACE NJ 2-5

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3 room D. U.	183	21 Three-story walk-up brick bldgs
4 1/2 room D. U.	319	
5 1/2 room D.U.	111	
Total Dwelling Units <u>613</u> *		<u>Area of Site</u>
Number of Rooms <u>2995</u>		12.67 acres
		551,905.2 Sq. Ft.
		<u>Area Covered by Buildings</u>
		143,593 Sq. Ft.

Density 48.38 No. of Families per acre of site  
 (\* of which 35 units are being used for Central Office force)

## BASIC PROJECT DATA

Development Cost: \$ 755,791.96  
 First Tenant Moved In: 5/20/41  
 E. I. O. P.: 12/31/41  
 21 -3- story buildings  
 Incinerator Hoppers Per Bldg.: 12, incinerators per bldg. & Total: 81  
 Fuel: Oil - Grade #6  
 Hot Water - Central Plant, Oil  
 Mgmt. Office incl. lobbies and hallways: 4826 sq. ft.  
 Maintenance Shop, Stock room etc.: 8,914 sq. ft.  
 Community Building (Aud. Child Care, etc.): 5,292  
 Hallways per bldg.: 4 Total sq. ft. 25,475  
 Total Acres: 12.67  
 Building Coverage: 3.296  
 Areas maintained by Project Personnel: 261,651 sq. ft.  
 Non dedicated streets: - 4,950 sq. ft.  
 Parking Areas: 56,745 sq. ft. -9  
 Playgrounds: 10 - 49,345 sq. ft.  
 Sidewalks: 48,522 sq. ft.  
 Asphalt tile floor finish  
 Steel type sash  
 Brick Exterior Walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average No. rooms per D.U.	3	4 1/2	5 1/2
Average sq. ft. per D.U.	490	686	705
No. D. U.	183	319	111

ESTIMATED SQ. FT. OF HEATED FLOOR AREA  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

James M. Baxter Terrace, NJ 2-5

Building No.	Cu. Ft. per floor	Cu. Ft. per Bldg.
1	53,975	161,925
2	50,525	169,575
3	28,475	85,425
4	28,475	85,425
5	48,662	145,986
6	48,662	145,986
7	61,455	184,365
8	40,375	121,125
9	40,375	121,125
10	48,450	145,350
11	55,037	165,111
12	56,737	170,211
13	48,237	141,711
14	52,275	156,825
15	57,375	172,125
16	71,612	214,836
17	51,212	152,636
18	50,150	150,450
19	58,225	174,675
20	58,225	174,675
21	71,825	215,475

TOTAL HEATED AREA	Sq. Ft.	Floor Area	Per.	Bldg.	383,415
" " "	Cu. Ft.	Per Bldg.			3,256,017

JAMES M. BAXTER TERRACE, N.J. 2-5

1.	General	\$ 1,749,121.51
2.	Plumbing	264,477.77
3.	Electric	60,112.63
4.	Heating	124,089.74
5.	Landscaping	29,669.93
6.	Roadways	-0-
7.	Metal And Structure	55,363.45
8.	Refrigeration	36,977.58
9.	Ranges	16,271.00
10.	Shades	4,357.67
* 11.	Maint. Equip.	4,634.95
* 12.	Recreation Equip.	3,274.82
13.	Miscellaneous	45,763.12
14.	Demolition	42,796.07
	Land Purchase	910,629.08
	Misc. Acq. Cost	69,729.38
* 15.	Arch. Engineer	121,698.36
16.	Floor Covering	25,565.75
		<u>\$ 3,564,632.81</u>
* Total Construction Cost		
Leaving out No. 11, 12,		
14 and 15		<u>\$ 2,411,870.15</u>

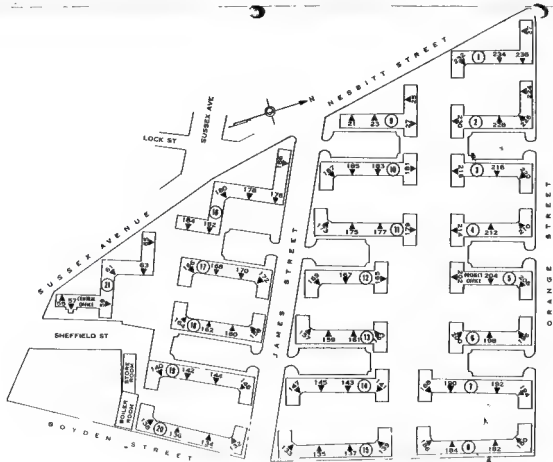
JAMES M. BAXTER TERRACE, NJ 2-5

SIZES OF WINDOW OPENINGS ( METAL WINDOWS, JAMBS & HEADS)

Living Room:	72 1/8" X 50 1/2"
Kitchen & Bedroom:	54 1/8" X 50 1/2"
Bedroom & Kitchen:	35" X 38 1/4"
Bathroom:	18" X 38 1/2" (hammered glass)

SHADE SIZES (BRACKETS ON OUTSIDE)

	Living Room	Kitchen & Bedroom	Bedroom & Kitchen
Tip to tip:	74"	56"	38"
Roller:	73"	55 3/8"	37 1/2"
Cloth Width:	72"	55"	37"
Cloth Length:	60"	60"	60"



57 STREET NUMBER

▼ BLDG ENTRANCE

21 BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 SUSSEX AVENUE

JAMES M. BAXTER TERRACE

202 ORANGE STREET

PROJECT NJ 25

HOUSING AUTHORITY OF THE CITY OF NEWARK

STEPHEN CRANE VILLAGE

N.J. 2-6

<u>No. of Units</u>		<u>Number of Buildings by Type</u>
3	room D. U.	68
3	$\frac{1}{2}$ room D. U.	68
4	$\frac{1}{2}$ room D. U.	147
5	$\frac{1}{2}$ room D. U.	<u>71</u>
Total Dwelling Units		354
Number of Rooms		<u>1494</u>
Density		24.82 No. of Families per acre of site
		21 Buildings, 2-story row houses.
		<u>Area of Site</u>
		14.26 acres
		621,165.6 Sq. Ft.
		<u>Area covered by Bldgs.</u>
		137,300 Sq. Ft.

BASIC PROJECT DATA

Development Cost: \$ 1,819,551.99  
First Tenant Moved in: 10/23/40  
E. I. O. P.: 6/30/41  
27 - 2 story buildings  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Management Offices incl. Lobbies & hallways: 782 sq. ft.  
Maintenance Shop, stock room etc.: 584 sq. ft.  
Community Bldg. (Aud. Child Care, etc.) 1366 sq. ft.  
Hallways per bldg.: 27 - individual entrances  
Total Acres: 14.26 acres  
Building Coverage: 3.152  
Acres maintained by Project Personnel: 316,624 sq. ft.  
Non Dedicated streets: 8 - 68,310  
Parking Areas: 12 - 26,198 sq. ft.  
Playgrounds: 4 - 20,814 sq. ft.  
Sidewalks: 55,878 sq. ft.  
Wood floor finish  
Wood type sash  
Brick Exterior walls 1 BR 2 BR 3 BR  
Average No. rooms per D.U. 3.25 4  $\frac{1}{2}$  5  $\frac{1}{2}$   
Average sq. ft. per D. U. 512 723 868  
No. D. U. 136 147 71

Sq. ft. coverage of Adm. Offices and Boiler Room Bldg:  
3612 Sq. Ft.



BASIC PROJECT DATA (contd.)

STEPHEN CRANE VILLAGE N.J. 2-6

Allowances and Use of Utilities:

<u>Allowance per D. U.</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity: 384,032	Lights, Refrig.	47,770 KWH
Gas 6,247,147 CF	Cooking	

Use of Electricity - 3 year average, 1955, 56, 57

Water: 3,818,666 CF  
Electricity: 788,115  
Gas: 4,761,533 CF  
Heating Fuel: 306,375 Gal.  
Fuel Oil Grade: #6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	882.00
Pilot 1957	15,256.57
Pilot 1958	16,674.83

## STEPHEN CRANE VILLAGE NJ 2-6

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cu. ft. of area does not include the basements.

Totals in sq. ft. and cu. ft. is the actual heated area.

Column No. 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)

Column No. 3 indicates the sq. ft. of actual heated area per building.

Column No. 4 indicates the cubic feet per floor.

Column No. 5 indicates the cubic feet per building.

Building No.	Sq.-Ft. per Floor	Sq. Ft. Floor Area Per Bldg.
1	5,125	10,250
2	4,743	9,486
3	5,200	10,400
4	5,200	10,400
5	5,200	10,400
6	5,175	10,350
7	5,175	10,350
8	3,350	6,700
9	4,725	9,450
10	5,175	10,350
11	5,175	10,350
12	5,175	10,350
13	5,200	10,400
14	5,125	10,250
15	5,125	10,250
16	4,725	9,450
17	5,175	10,350
18	5,175	10,350
19	5,175	10,350
20	4,725	9,450
21	4,725	9,450
22	3,350	6,700
23	5,175	10,350
24	4,725	9,450
25	3,075	6,150
26	3,075	6,150
27	5,175	10,350
Admin. Bldg.		1,274

Stephen Crane Village, NJ 2-6

ESTIMATED SQ. FT. OF HEATED FLOOR AREA  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per Bldg.
1	42,562	87,124
2	40,315	80,630
3	44,200	88,400
4	44,200	88,400
5	44,200	88,400
6	43,987	87,974
7	43,098	87,974
8	28,475	56,950
9	40,165	80,330
10	43,987	87,974
11	43,987	87,974
12	43,987	87,974
13	44,200	88,400
14	43,526	87,052
15	43,526	87,052
16	40,165	80,330
17	43,987	87,974
18	43,987	87,974
19	43,987	87,974
20	40,165	80,330
21	40,165	80,330
22	28,475	56,950
23	43,987	87,974
24	40,165	80,330
25	26,137	52,274
26	26,137	52,274
27	43,987	87,974
Admin. Bldg.		21,658

TOTAL HEATED AREA	Sq. Ft. Floor Area	Per Bldg.	259,560
" " "	Cu. Ft. Per Bldg.		2,216,954

STEPHEN CRANE VILLAGE, NJ 2-6

1.	General	\$ 917,487.69
2.	Plumbing	171,904.91
3.	Electric	40,686.67
4.	Heating	112,863.22
5.	Landscaping	31,197.19
6.	Roadways	5,970.36
7.	Metal & Structure	17,055.40
8.	Refrigeration	21,389.35
9.	Ranges	9,407.50
10.	Shades	2,201.35
* 11.	Maint. Equip.	2,121.34
* 12.	Recreation Equip.	5,078.99
13.	Miscellaneous Work	42,503.73
* 14.	Demolition	.35
	Land Purchase	131,338.78
	Misc. Acq. Cost	4,742.11
* 15.	Arch. Engineer	<u>85,798.86</u>
		<u>\$ 1,601,747.80</u>

\* Total Construction Cost

Leaving out Nos. 11, 12

14 and 15 \$ 1,372,667.37

STEPHEN CRANE VILLAGE NY 2-6

SIZES OF WINDOW OPENINGS (WOOD WINDOWS)

Living Room: 27 1/8" X 38"

Bedroom & Kitchen: 33 1/8 X 49"

Bathroom: 16" X 38" (ribbed glass)

SHADE SIZES (BRACKETS ON OUTSIDE)

	<u>Bedroom &amp; Kitchen</u>	<u>Living Room</u>
Tip to tip	36"	29 1/2"
End to End	35 1/4"	28 3/4"
Cloth Width	34 3/4"	28 1/4"
Cloth Length	54"	54"

# SITE PLAN DIAGRAM

PUBLIC HOUSING ADMINISTRATION  
HOUSING AND HOME FINANCE AGENCY  
HOUSING AUTHORITY OF THE CITY OF  
NEWARK

HOUSING PROJECT 'N.J 2-16  
NEWARK, NEW JERSEY  
DATE: FROM TO

ACCOMPANING PROJECT PHOTO NO'S.


STEPHEN CRANE VILLAGE

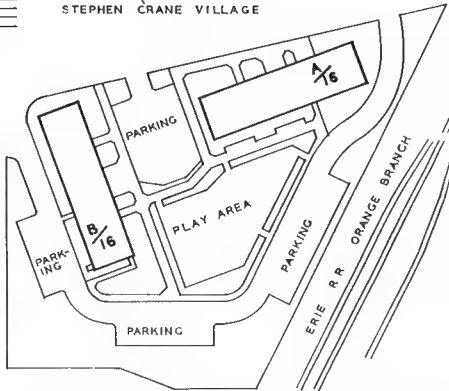
## LEGEND FOR CONSTRUCTION

OUTLINED-IN PROGRESS	
FILLED IN SOLID -SAME COLOR-FIN.	BLACK
EXCAV & FOUNDATION	ORANGE
WALLS & FLOORS	
MISC.WORK PREVIOUS	GREEN
TO PLASTERING	BLUE
PLASTERING	
MISC.WORK AFTER	BROWN
PLASTERING	RED
PUNCH LIST ITEMS	

## LEGEND FOR LANDSCAPING

OUTLINED IN PROGRESS	
HATCHED -SAME COLOR -FINISHED	
PLANTING -TREES & SHRUBS	YELLOW
LAWN WORK	PURPLE

FAVA & SAUNDERS  
ARCHITECTS



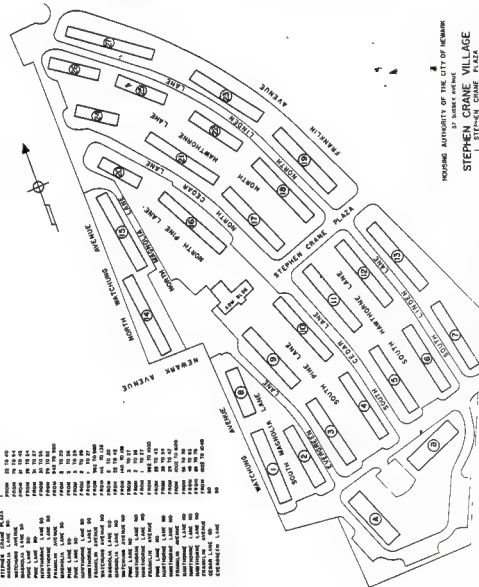
MAP 30

HOUSE NUMBER

STREET

OFFICE

1	STEPHEN CRANE PLAZA	FROM 100 TO 120
2	WATKINS LANE 30	FROM 100 TO 120
3	WATKINS LANE 30	FROM 100 TO 120
4	WATKINS LANE 30	FROM 100 TO 120
5	WATKINS LANE 30	FROM 100 TO 120
6	WATKINS LANE 30	FROM 100 TO 120
7	WATKINS LANE 30	FROM 100 TO 120
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45	WATKINS LANE 30	FROM 100 TO 120
46	WATKINS LANE 30	FROM 100 TO 120
47	WATKINS LANE 30	FROM 100 TO 120
48	WATKINS LANE 30	FROM 100 TO 120
49	WATKINS LANE 30	FROM 100 TO 120
50	WATKINS LANE 30	FROM 100 TO 120



HOUSING AUTHORITY OF THE CITY OF NEWARK  
37 MARKET AVENUE  
**STEPHEN CRANE VILLAGE**  
STEPHEN CRANE PLAZA  
STREET ADDRESSES PROJECT N.J. 2-6

BLDG. NUMBERS

HOUSING AUTHORITY OF THE CITY OF NEWARK

JOHN W. HYATT COURT, NJ 2-7

	<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D.U.	90	12 Three-story walk-up brick bldgs.
3 1/2 room D.U.	21	
4 room D.U.	54	<u>Area of Site</u>
4 1/2 room D.U.	132	9.75 acres
5 1/2 room D.U.	90	424,710 Sq. Ft.
6 1/2 room D.U.	<u>15</u>	
Total Dwg. Units	<u>402</u>	<u>Area covered by Buildings</u>
Number of Rooms	1746	83,340 Sq. Ft.
Density	41.23 No. of Families per acre of site.	

BASIC PROJECT DATA

Development Cost: \$ 2,201,287.15  
First Tenant Moved in: 3/1/42  
E.I.O.P.: 6/30/42  
12 - 3 story buildings  
Incinerators per bldg. - 9 bldgs. 3 each, 3 bldgs. 1 each  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Mgmt. Office incl. lobbies & hallways: 840 Sq. ft.  
Maintenance Shop, stock room etc.: 1,458 sq. ft.  
Community Building (Aud. child care, etc.): 5,235  
Basements per bldg: 4.25 Total sq. ft.: 16,039.50  
Total Acres: 9.75  
Building Coverage: 1.913  
Areas maintained by Project Personnel: 155,403 sq. ft.  
Parking Areas: 6 - 40,189 sq. ft.  
Playgrounds: 10 - 66,809 sq. ft.  
Sidewalks: 63,455 sq. ft.  
Asphalt tile floor finish  
Steel type sash  
Brick Exterior walls: 1 BR 2 BR 3 BR 4 BR  
Average No. rooms per D.U. 3.095 4.35 5 1/2 6 1/2  
Average No. sq. ft. per D.U. 465 575 722 869  
No. D.U. 111 186 90 15



JOHN W. HYATT COURT  
N.J. 2-7

BASIC PROJECT DATA (contd.)

Allowances and use of Utilities:

<u>Allowance per D.U.</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity: 437,230 KWH	Lights, Refrig.	54,387
Gas: 7,112,534 CF	cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 3,836,500 CF  
Electricity: 930,880 KWH  
Gas: 5,959,600 CF  
Heating Fuel: 317,051 Gal.  
Fuel Oil Grade #6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	15,223.00
Pilot 1957	16,599.22
Pilot 1958	18,903.42

## JOHN W. HYATT COURT NJ 2-7

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.

Column No. 1 indicates the buildings.

Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)

Column No. 3 indicates the sq. ft. of actual heated area per building.

Column No. 4 indicates the cubic ft. per floor.

Column No. 5 indicates the cu. ft. per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	7,950	23,850
2	5,000	15,000
3	8,200	24,600
4	7,350	22,050
5	5,475	16,425
6	5,475	16,425
7	5,475	21,225
8	7,075	13,050
9	4,350	13,050
10	4,350	29,325
11	9,775	25,800
12	8,600	36,000

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per. Floor
1	67,575	202,725
2	42,500	127,500
3	69,700	209,100
4	62,475	187,425
5	46,537	139,611
6	46,537	139,161
7	46,537	180,411
8	60,137	110,925
9	36,975	110,925
10	36,975	249,261
11	83,087	219,300
12	73,100	306,000
	102,000	

TOTAL HEATED AREA Sq. Ft. Floor Area Per bldg. \$ 256,800  
 " " " Cu. Ft. Per. Bldg. 2,182,344

JOHN W. HYATT COURT, NJ 2-7

1.	General	\$	1,132,843.68
2.	Plumbing		152,481.94
3.	Electric		54,436.12
4.	Heating		106,000.42
5.	Landscaping		-0-
6.	Roadways		-0-
7.	Metal & Structure		25,639.81
8.	Refrigeration		32,154.18
9.	Ranges		12,493.00
10.	Shades		4,602.64
* 11.	Maint. Equip.		2,905.73
* 12.	Recreation Equip.		3,191.67
13.	Miscellaneous Work		50,580.53
* 14.	Demolition		5,916.36
	Land Purchase		383,562.18
	Misc. Acq. Cost		22,704.75
* 15.	Arch. Engineer		84,228.55
			<u>\$ 2,073,741.56</u>

Total Construction Cost  
Leaving out Nos. 11, 12  
14 and 15

\$ 1,571,232.32

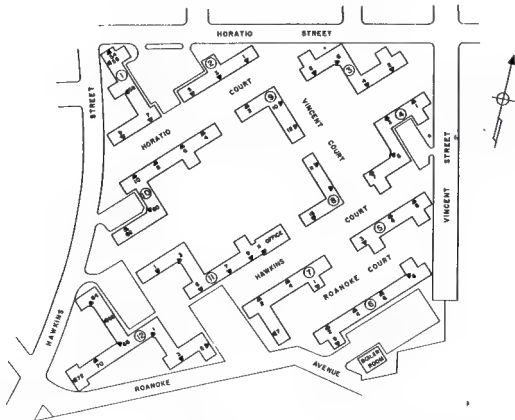
JOHN W. HYATT COURT, NJ 2-7

SIZES OF WINDOW OPENINGS (METAL WINDOWS, JAMBS + HEADS)

Living Room:  $69\frac{1}{2}$ " X  $50\frac{1}{2}$ "  
 Kitchen: 54" X  $50\frac{1}{4}$ "  
 Kitchen and Bedroom:  $36\frac{1}{8}$ " X 38"  
 Kitchen:  $22\frac{1}{8}$ " X 38"  
 Bathroom:  $22\frac{1}{2}$ " X 38" (ribbed glass)

SHADE SIZES (BRACKETS ON OUTSIDE)

	Living Room	Kitchen & Bedroom	Kitchen	Kitchen
Tip to tip	$71\frac{1}{2}$ "	38"	$56\frac{1}{2}$ "	24"
Roller	$70\frac{3}{4}$ "	$37\frac{1}{2}$ "	$55\frac{3}{4}$	$23\frac{3}{8}$ "
Cloth Width	70"	37"	55"	23"
Cloth Length	60"	60"	60"	60"



19 STREET NUMBERS

▲ BLDG ENTRANCE

⑩ BLDG NUMBER

HOUSING AUTHORITY OF THE CITY OF NEWARK

87 SUBBER AVENUE

JOHN W HYATT COURT

11 HAWKINS COURT

PROJECT NJ 27 STREET ADDRESSES

HOUSING AUTHORITY OF THE CITY OF NEWARK

FELIX FULD COURT, NJ 2-8

	<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D. U.	36	8 Three-story brick walk-ups
3 1/2 room D. U.	36	
4 room D. U.	36	<u>Area of Site</u>
4 1/2 room D. U.	120	6.73 acres
5 1/2 room D. U.	72	293,158.8 Sq. Ft.
Total Dwg. Units	300	<u>Area covered by Buildings</u>
Number of Rooms	1314	76,171 Sq. Ft.
Density	44.57 No. of Families per acre of site	

BASIC PROJECT DATA

Development Cost: \$ 1,224,635.52  
First Tenant Moved in: 12/20/41  
E.I.O.P.: 5/30/42  
8 - 3 story buildings  
Incinerator Per Building: 2 Total: 16  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Mgmt. Office incl. lobbies & hallways: 532 sq. ft.  
Maintenance Shop, stock room etc.: 1,249 sq. ft.  
Community Building (Aud. child care, etc.): 5,047 sq. ft.  
Hallways per bldg.: 5 Total sq. ft. 12,580  
Laundry Rooms: 2  
Total Acres: 6.73  
Building Coverage 1.749 acres  
Areas maintained by Project Personnel: 87,421 sq. ft.  
Parking Areas: 4 - 24,450 sq. ft.  
Playgrounds: 33,560  
Sidewalks: 53,114 sq. ft.  
Asphalt tile floor finish  
Steel type sash  
Brick Exterior walls      1 BR      2 BR      3 BR  
Average No. rooms per D.U.      3.24      4.38      5.2  
Average No. sq. ft. per D.U.      490      686      706  
No. D. U.      72      156      72

BASIC PROJECT DATA (contd.)

Allowances and use of Utilities:

	Allowance per D.U.	Use	Estimated Proj. Use
Electricity:	326,335 KWH	Lights,Refrig.	40,593
Gas:	5,308,568	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 3,893,000 CF  
 Electricity: 665,390 KWH  
 Gas: 5,846,800 CF  
 Heating Fuel: 256,765 Gal.  
 Fuel Oil Grade #6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	10,620.00
Pilot 1957	9,711.59
Pilot 1958	10,954.95

FELIX FULD COURT, NJ 2-8

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.  
 Column No. 1 indicates the buildings.  
 Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)  
 Column No. 3 indicates the sq. ft. of actual heated area per building.  
 Column No. 4 indicates the cubic ft. per floor.  
 Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	10,450	31,350
2	7,775	23,325
3	7,775	23,325
4	13,002	39,006
5	10,450	31,350
6	7,775	23,325
7	7,775	23,325
8	13,002	39,006

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per Bldg.
1	38,825	266,475
2	66,087	198,261
3	66,087	198,261
4	110,517	331,551
5	88,825	266,475
6	66,087	198,261
7	66,087	198,261
8	110,517	331,551

TOTAL HEATED AREA	Sq. ft. Floor Area Per Bldg.	234,012
" " "	Cu. Ft. Per Bldg.	1,989,096



FELIX FULD COURT, NJ 2-8

1.	General	\$ 955,274.46
2.	Plumbing	115,757.45
3.	Electric	37,206.70
4.	Heating	71,506.17
5.	Landscaping	-0-
6.	Roadways	-0-
7.	Metal & Structure	22,851.39
8.	Refrigeration	24,170.30
9.	Ranges	9,331.00
10.	Shades	3,044.47
* 11.	Maint. Equip.	2,259.05
* 12.	Recreation Equip.	2,188.85
13.	Miscellaneous Work	35,652.65
* 14.	Demolition	12,312.54
	Land Purchase	370,319.24
	Misc. Acq. Cost	22,423.89
* 15.	Arch. Engineer	67,044.30
16.	Floor Covering	-0-
17.	Painting & Decorating	14,445.39
		<u>\$ 1,765,787.85</u>

Total Construction Cost

Leaving out Nos. 11, 12

14 and 15 \$ 1,289,239.98

FELIX FULD COURT NJ 2-8

SIZES OF WINDOW OPENINGS (METAL WINDOWS, JAMES / HEADS)

Living Room & Kitchen:	72 1/8" X 50 1/2"
Living Room & Kitchen:	54 1/8" X 50 1/2"
Bedroom & Kitchen:	36 1/8" X 50 1/2"
Kitchen:	17 7/8" X 38"
Bathroom:	17 7/8" X 38"

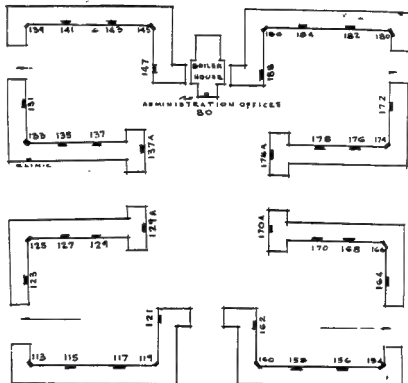
SHADE SIZES (BRACKETS ON OUTSIDE)

	<u>Living Room &amp; Kitchen</u>	<u>Living Room &amp; Kitchen</u>	<u>Bedroom &amp; Kitchen</u>	<u>Kitchen</u>
Tip to Tip	74"	56"	38"	20 1/8"
Roller	73"	55 3/8"	37 1/2"	19 3/8"
Cloth Width	72"	55"	37"	18 7/8"
Cloth Length	60"	60"	60"	60"

• J E L L I F F      A V E N U E •

• R O S E   S T R E E T •

• W A V E R L Y   A V E N U E •



• L I V I N G S T O N      S T R E E T •



STREET NUMBERS  
• F E L I X   F U L D   C O U R T •  
P R O J E C T   N J   2   B  
N E W A R K   N E W   J E R S E Y

HOUSING AUTHORITY OF THE CITY OF NEWARK

FRANKLIN D. ROOSEVELT HOMES NJ 2-9

<u>No. of Units</u>	<u>Number of Buildings by Type</u>
3 room D. U. 100	11 Three-story walk-up brick bldgs.
4 $\frac{1}{2}$ room D. U. 110	
5 $\frac{1}{2}$ room D. U. <u>65</u>	<u>Area of Site</u>
Total Dwelling Units <u>275</u>	11.55 acres
	503,118 sq. ft.
Number of Rooms 1152	<u>Area covered by Buildings</u>
	1.69 acres
Density 23.8 No. of Families per acre of site	73,700 sq. ft.

BASIC PROJECT DATA

Development Cost: \$1,587,076.41  
First Tenant Moved In: 11/1/46  
E.I.O.P.: Conveyed Project  
11 - 3 story buildings  
Incinerators Per Bldg.: 6 Bldg., 2 each - 5 Bldg. 1 each  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Mgmt. Office Incl. Lobbies & Hallways: 879 Sq. Ft.  
Maintenance Shop, stock room, etc.: 1891 sq. ft.  
Community Bldg. (Aud., Child Care, etc.): 4,525 sq. ft.  
Hallways per bldg: -0- 8,806 sq. ft.  
Total Acres: 11.55  
Building Coverage: 1.69 acres  
Areas maintained by Project Personnel: 131,221 sq. ft.  
Non-dedicated streets: 1 - 39,896 sq. ft.  
Parking areas: 10 - 17,845 sq. ft.  
Playgrounds: 10 - 127,200 sq. ft.  
Sidewalks: 47,655 sq. ft.  
Asphalt Tile Floor Finish  
Wood Type Sash  
Brick Exterior Walls

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>
Average no. rooms per DU	3	4	5
Average sq. ft. per DU	528	646	769
No. D.U.	100	110	65

FRANKLIN D. ROOSEVELT HOMES  
NJ 2-9

Allowances and use of Utilities:

	<u>Allowance per D.U.</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity	298,620 KWH	Lights, Refrig.	14,501 KWH
Gas	4,836,000 CF	Cooking	

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 3,720,500 CF  
Electricity: 707,400 KWH  
Gas: 5,251,600 CF  
Heating Fuel: 225,760 Gal.  
Fuel Oil Grade #6

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	4,771.00
Pilot 1957	10,158.18
Pilot 1958	11,062.16

FRANKLIN D. ROOSEVELT HOMES, NJ 2-9

ESTIMATED SQ. FT. OF HEATED FLOOR AREA  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
Totals in sq. ft. and cu. ft. is the actual heated area.  
Column No. 1 indicates the buildings.  
Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)  
Column No. 3 indicates the sq. ft. of actual heated area per building.  
Column No. 4 indicates the cubic ft. per floor.  
Column No. 5 indicates the cubic ft. per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area per Bldg.
1	6,337	19,011
2	6,337	19,011
3	4,850	14,550
4	6,337	19,011
5	6,337	19,011
6	4,742	14,266
7	6,337	19,011
8	6,372	19,116
9	4,850	14,550
10	4,742	14,226
11	7,821	23,463

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per Building
1	53,864	161,592
2	53,864	161,592
3	41,225	123,675
4	53,864	161,592
5	53,864	161,592
6	40,307	120,921
7	53,864	161,592
8	54,162	162,486
9	41,225	123,675
10	40,307	120,921
11	66,478	199,434

TOTAL HEATED AREA SQ. FT. - Floor Area Per Bldg. 195,226  
" " " " " - Cu. Ft. Per Bldg. 1,659 072

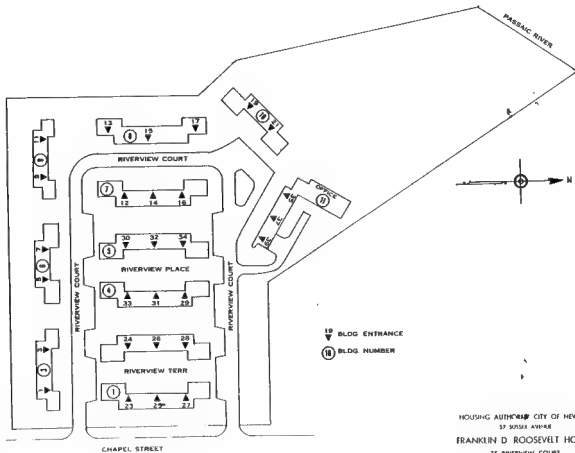
FRANKLIN D. ROOSEVELT HOMES, NJ 2-9

SIZES OF WINDOW OPENINGS (WOOD WINDOWS)

Living room, bedroom and kitchen: 35 $\frac{1}{2}$ " X 52 3/4"  
 Bathroom: 23" X 40 3/4" (clear glass)

SHADE SIZES (BRACKETS ON INSIDE)

	Living Room Bedroom & Kitchen	Bathroom
Tip to tip:	35"	23"
End to end:	34 $\frac{1}{2}$ "	22 $\frac{1}{2}$ "
Cloth Width	33 $\frac{1}{2}$ "	21 $\frac{1}{2}$ "
Cloth Length	60"	48"



HOUSING AUTHORITY CITY OF NEWARK  
37 SUSSEX AVENUE

FRANKLIN D. ROOSEVELT HOMES

35 RIVERVIEW COURT  
PROJECT N J 29  
STREET ADDRESSES



OTHO E. KREITZBERGER HOMES  
NJ 2-10

<u>No. of Units</u>		<u>Number of Buildings by Type</u>	
3	1/2 room D. U. 80	4	eight-story buildings
4	room D. U. 334	1	seven-story buildings
5	room D. U. 258	2	three-story buildings
6	room D. U. 56	1	Administration Building
7	room D. U. 2		
Total Dwg. Units 730		8 Total Number of Buildings	
Average of Occupancy 3029		<u>Area of Site</u>	
Number of rooms 3581		14.83 acres	
Density 49.1 No. of families per acre of site)		645,747 sq. ft.	
		<u>Area covered by buildings</u>	
		2.41 acres	
		115,100 sq. ft.	

BASIC PROJECT DATA

Development Cost: \$ 10,006,027.92  
 First Tenant Moved in: 5/1/53  
 E.I.O.P.: 12/31/53  
 4 - 8 story buildings, 1 - 7 story building, 2 - 3 story bldg.  
 1 Administration Bldg.  
 Elevators: 2 per bldg. - 75721 10  
 Incinerator Hoppers Per bldg.: 16 - 8 story bldg., 14 - 7 story bldgs.  
 Incinerator: Total 16  
 Fuel: oil - grade #6  
 Hot Water - Central Plant, Oil  
 Community Building ( incl. Mgmt. Office, Maintenance Shop,  
 Auditorium and Child Care Center): 6,840 sq. ft.  
 Hallways per bldg.: 30 - 4 in hi-rise 5 in low: 43,313 sq.ft.  
 Lobbies per residential building: 2 in hi-rise  
 Laundry Rooms: 2  
 Total Acres in Project: 14.83  
 Building Coverage in Acres: 2.41  
 Non dedicated streets: 17,900 sq. ft.  
 Parking areas: 9 - 139,310 sq. ft.  
 Playgrounds: 5 - 129,083 sq. ft.  
 Sidewalks: 104,253 sq. ft.  
 Asphalt tile floor finish  
 Steel type sash  
 Brick Exterior walls: 1 BR 2 BR 3 BR 4 BR 5 BR

Average No. rooms per DU	3 1/2	4 1/2	5 1/2	6 1/2	7 1/2
Average No. Sq. Ft. per DU	511	672	867	1170	1364
No. D. U.	80	334	258	56	2

OTTO E. KRETCHMER HOMES  
NJ 2-10

Allowances and Use of Utilities:

	<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Project Use</u>
Electricity	836,952 KWH	Lights,Refrig.	363,168 KWH
Gas	13,675,200 CF	Cooking	
Sq. Ft. coverage of Adm. Offices and Boilerroom Bldg: - 12,298			

USE OF ELECTRICITY - 3 year average, 1955, 56, 57  
Water: 9,562,500 CF  
Electricity: 2,091,516 KWH  
Gas: 10,828,933 CF  
Heating Fuel: 761,557 Gal.

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied	14,730.00
Pilot 1957	26,548.84
Pilot 1958	28,600.87

OTTO E. KRECHMER HOMES, NJ 2-10

ESTIMATED SQ. FT. OF HEATED FLOOR AREA  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
 Totals in sq. ft. and cu. ft. is the actual heated area.  
 Column No. 1 indicates the buildings.  
 Column No. 2 indicates the sq. ft. of area per floor, (inside wall to wall dimension.)  
 Column No. 3 indicates the sq. ft. of actual heated area per building.  
 Column No. 4 indicates the cubic feet per floor.  
 Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. Per Floor	Sq.Ft. Floor Area Per Bldg.
1	14,693	43,917
2	12,992	103,936
3	12,992	103,936
4	13,781	110,284
5	12,992	103,936
6	12,992	103,936
7	14,693	43,917
Admin. Bldg.	5,777	

BUILDING No.	Cu. Ft. Per Floor	Cu. Ft. Per Building
1	124,431	373,293
2	110,932	883,456
3	110,932	883,456
4	117,138	937,104
5	110,932	883,456
6	110,932	883,456
7	124,431	373,293
Admin. Bldg.	49,004	49,004

TOTAL HEATED AREA - Sq. Ft. Floor Area Per Bldg. 619,639  
 TOTAL HEATED AREA - Cu. Ft. Per Bldg. 5,266,518

ESTIMATED SQ. FT. OF HEATED FLOOR AREA - ESTIMATED CU. FT. OF HEATED BUILDING AREA

OTTO E. KRETCHMER HOMES  
MJ 2-10

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	11,693	43,917
2	12,992	103,936
3	12,992	103,936
4	13,781	110,264
5	12,992	103,936
6	12,992	103,936
7	11,693	43,917
Admin. Building	5,777	

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per Building
1	124,431	373,293
2	110,932	883,456
3	110,932	883,456
4	117,138	937,104
5	110,932	883,456
6	110,932	883,456
7	124,431	373,293
Admin. Building	49,004	49,004

TOTAL HEATED AREA SQ. FT. Floor Area Per Bldg.	619,639
TOTAL HEATED AREA CU. FT. Per Bldg.	5,266,518

OTTO E. KRETCHMER HOMES  
NJ 2-10

SIZES OF WINDOWS OPENINGS (METAL WINDOWS-PLASTER JAMES + HEADS)

Living Room: 62 3/4" X 49 1/2"  
 Kitchen: 50 1/2" X 49 1/2"  
 Bedroom and Bathroom: 36 3/4" X 37 1/2"  
 Bathroom: 18" X 37 1/2" (Hampered glass)

SHADE SIZES ( BRACKETS ON INSIDE)

	<u>Living Rm.</u>	<u>Kitchen</u>	<u>Bedroom &amp; Bathroom</u>	<u>Bathroom</u>
Tip to tip:	62 1/2"	50 1/2"	36 1/2"	17 7/8"
End to end:	62"	49 3/4"	35 3/4"	17 1/8"
Cloth Width:	61 1/2"	49 1/2"	35 1/2"	16 3/4"
Cloth Length:	60"	60"	60"	48"

OTTO E. KRETZSCHER HOMES  
NJ 2-10

H. R. H. CONSTRUCTION CORPORATION  
16 West 46th Street  
New York, New York

Contract No. 1

Date of Contract:	January 26, 1951
Notice to Proceed:	April 23, 1951
Date for Completion as fixed in Contract:	October 13, 1952
Date for Completion as extended by C.O.:	August 3, 1953
Actual Completion Date of Contract Work:	July 29, 1953

Original Contract Price:	\$ 6,495,000.00
Authorized Additions:	\$ 216,521.57
Authorized Deductions:	\$ 343,540.50
Adjusted Contract Price:	\$ 6,367,981.07

Less: Total amount of authorized payments to Contractor:	\$6,363,347.51
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Total amount of unassessable liquidated damages for delay	\$ NONE	<u>\$6,363,347.51</u>
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BALANCE:	<u>\$ 4,633.56</u>
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UNIT PRICES APPROVED BY PHA:	MARCH 23, 1951
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COST PER DWELLING UNIT:	\$8,897.00
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OTTO E. KRETCHMER HOMES  
N.J. 2-10

CHANGE ORDERS - Contract No. 1 - General

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
G-1	G-1	Reduce Contract		266,669.00
G-2				
G-3	G-2	Waterproof Walls	671.88	
G-4	G-3	Demolish Office	2,635.00	
G-5	G-4	Latent Soil	3,955.44	
G-6	G-5	Revise Mortar	-	-
G-7	G-6	Stack Foundation	234.36	
G-8	G-7	Concrete Curbing		1,022.40
G-9				
G-10	G-19	House Trap Pits	1,283.67	
G-11				
G-12	G-35	Oil Tank Pad	2,075.12	
G-13	G-10	Radiator Recesses	528.58	
G-14	G-12	Modify Plaster	-	-
G-15	G-22	Plumbing Supports	2,708.30	
G-16	G-24	Roof Plank Curb	100.06	
G-17	G-23	Roof Fan Brickwork	692.52	
G-18	G-11	Change Walks		293.70
G-19	G-8	Asphalt Tile	119,638.00	
G-20				
G-21	G-16	Piles )	9,130.10	
G-22	G-16	Piles )		
G-23	G-16	Piles )		
G-24	G-9	Piles		71,949.00
G-25				
G-26				
G-27				
G-28				
G-29	G-20	Tile Stair Partition	193.84	
G-30				
G-31				
G-320-				
G-33	G-13	Trenches & Pits	1,153.00	
G-34				
G-35	G-14	Reinforce Lobby #5	1,626.29	
G-36	G-15	Reinforce Lobby #6	2,197.44	
G-37				
G-38				
G-39	G-30	Plaster Partitions	3,480.56	
G-40				
G-41				
G-42				
G-43	G-17	Waterproof Walls	770.82	
G-44	G-18	Grease Proof Tile		3,080.00
G-45				

OTTO E. KRETCHMER HOMES  
NJ 2-10

(contd.)

CHANGE ORDERS - Contract No. 1 - General

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
G-46				
G-47	G-21	Box B/W Valves	807.00	
G-48				
G-49	G-34	Key Cabinet	456.31	
G-50	G-30	Bath Fronts	3,525.04	
G-51	G-25	Temporary Heat	55,033.89	
G-52	G-28	Modify Pent House	1,992.10	
G-53	G-29	Electric Rooms	3,201.79	
G-54				
G-55	G-26	Change Baths	1,955.50	
G-56	G-32	Incinerators		104.80
G-57				
G-58				
G-59	G-27	Pipe Partition		71.60
G-60	G-31	Lines and Letters		350.00
G-61	G-33	Extension of Time	-0-	



OTTO E. KRETCHMER HOMES  
N.J. 2-10

B. KATCHEN IRON WORKS, INC.  
148 Shaw Avenue  
Newark, N.J.

CONTRACT NO. 2

Date of Contract:	January 26, 1951
Notice to Proceed:	April 23, 1951
Date for Completion as fixed in Contract:	October 13, 1952
Date for Completion as extended by C.O.:	August 3, 1953
Actual Completion Date of Contract Work:	July 29, 1953
Original Contract Price:	\$203,692.00
Authorized Additions: \$ 1,814.50	
Authorized Deductions: \$ 7 240.00	\$ 5,425.20
Adjusted Contract Price:	\$198,266.80
Less: Total amount of authorized payments to Contractor:	\$167,398.42

Total Amount of  
Assessable liquidated  
damages for delay: \$NONE \$167,398.42

BALANCE: \$ 10,868.38

COST PER DWELLING UNITS: \$ 279.00

CHANGE ORDERS - CONTRACT NO. 2 - IRON & STEEL

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS/DEDUCTIONS</u>
S-1	S-1	Reduce Contract	6,940.00
S-2	S-6	Vents	986.30
S-3	S-2	Stair Barriers	361.00
S-4	S-3	Penthouses	148.50
S-5	S-4	Tablet	75.00
S-6	S-5	Partitions	300.00
S-7	S-7	Lintels	244.00
S-8	S-8	Extension of 294 Days	

OTTO E. KRETCHMER HOMES  
NJ 2-10

JAEHNIG & PEOPLES, INC.  
223 - 13th Avenue  
Newark, New Jersey

Contract No. 3

Date of Contract:	January 26, 1951
Notice to Proceed:	April 23, 1951
Date for Completion as fixed in Contract:	October 13, 1952
Date for Completion as extended by C.O.:	August 3, 1953
Actual Completion Date for Contract Work:	July 29, 1953
Original Contract Price:	\$732,206.00
Authorized Additions: \$ 43,658.62	\$
Authorized Deductions: \$ 46,948.72	\$ 3,200.10
Adjusted Contract Price:	\$728,915.90
Less: Total amount of authorized payments to Contractor: \$728,815.90	

Total amount of  
assessable liquidated  
damages for delay: \$NONE \$728,815.90

BALANCE: \$ 100.00

COST PER DWELLING UNITS: \$ 1,000.00

OTTO E. KRETCHMER HOMES  
NJ 2-10

CHANGE ORDERS - CONTRACT NO. 3 - PLUMBING CONTRACT

<u>Change Item #</u>	<u>Change Order #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
P-1	P-1	Eliminate 8 Items		42,308.00
P-2	P-2	Domestic & firewater service		2,201.74
P-3				
P-4		Copper in lieu of galvanized (Not to exceed \$29,800.00)		
P-5	P-4	Modification or elimination of pipe lines		
P-6	P-9	Backfill for soil lines	985.10	
P-6	P-10	Backfill for soil lines	963.82	
P-6	P-11	Backfill for soil lines	423.06	
P-7	P-3	Sink & tray connections	4,120.95	
P-8	P-4	Concrete Pipe		1,244.04
P-9	P-5	Thermostatic Regulators,	1,153.68	
P-10				
P-11	P-17	Install new sewer line	354.77	
P-12	P-8	New location main gas supply line to Adm.Bldg.	249.13	
P-13				
P-14				
P-15	P-16	Relocate hotwater Gen.	151.33	
P-16				
P-17	P-12	Lead Flash. for Vent Pipes		
P-18	P-14	Additional floor drains	127.45	
P-19	P-13	Drain water from P 1 bg. lines	323.93	
P-20				
P-21				
P-22	P-19	Turn water back into Plumbing lines	375.33	
P-23				
P-24				
P-25				

OTTO E. KRETCHMER HOMES  
NJ 2-10

John D. Joyce  
304 South 12th Street  
Newark, New Jersey

Contract No. 4

Date of Contract:	January 26, 1951
Notice to Proceed:	April 23, 1951
Date for Completion as fixed in Contract:	October 13, 1952
Date for Completion as extended by C.O.:	August 3, 1953
Actual Completion Date of Contract Work:	July 29, 1953
Original Contract Price:	\$518,251.00
Authorized Additions:	\$ 7,931.09
Authorized Deductions:	\$11,623.00
Adjusted Contract Price:	\$ 3,691.91
Less: Total amount of authorized payments to Contractor:	\$489,116.14
Total amount of assessable liquidated damages for delay:	\$NONE
	\$489,116.14

BALANCE: \$ 25,342.95

COST PER DWELLING UNITS: \$710.00

CHANGE ORDERS - CONTRACT NO. 4- HEATING

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
H-1	H-1	Omit 4 item for Fuel Oil Tanks		8,718.00
H-2	H-6	Exc. & backfilling	5,554.98	
H-3	H-2	Vulcan Type Radiation		117.18
H-4				90.00
H-5	H-4	Goose-neck Ventilators		
H-6	H-5	Install Water Columns	742.64	
H-7	H-6			
H-8	H-7	Traps, valves, etc.	351.99	
H-9	H-8	Remove & Relocate Steam Lines	467.69	
H-10	H-9	Swing-Check Valves	225.03	
H-11	H-10	Omit Soot Blowers		

OTTO E. KRETCHMER HOMES  
NJ 2-10

BEACH ELECTRIC CO., INC.  
16 SPRINGDALE AVENUE  
EAST ORANGE, NEW JERSEY

CONTRACT NO. 5

Date of contract: January 26, 1951  
Notice to Proceed: April 23, 1951  
Date for Completion as fixed in Contract: October 13, 1952  
Date for Completion as extended by C.O.: August 3, 1953  
Actual Completion Date of Contract Work: July 29, 1953

Original Contract Price: \$464,478.00  
Authorized Additions: \$19,014.78  
Authorized Deductions: 15,733.95  
Adjusted Contract Price: \$467,758.76

Less: Total amount of authorized payments to Contractor: \$442,512.78

Total amount of assessable liquidated damages for delay: \$NONE \$442,512.78

BALANCE: \$ 25,245.98

COST PER DWELLING UNITS: \$636.00

CHANGE ORDERS - CONTRACT NO. 5 - ELECTRICAL

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
E-1	E-1	Reduce Contract		15,500.00
E-2	E-3	Increase Circuit	560.63	
E-3	E-2	Additional KVA	8,957.06	
E-4	E-4	Fans #1 & #7	71.42	
E-5	E-11	Refrigerators		96.00
E-6	E-5	Temp. Light	1,080.28	
E-6	E-6	Temp. Light	696.67	
E-6	E-8	Temp. Light	777.84	
E-7	E-7	Tripping Current	252.48	
E-8	E-9	Com. Bldg. Outlets	220.08	
E-9	E-15	Laundries	1,348.80	
E-10	E-10	Temp. Light	1,429.28	
E-11	E-12	Mount Generators	516.00	
E-12	E-13	Temp. Light	2,497.14	
E-13	E-14	Roof Fans		137.95
E-14	E-16	Temp. Heat	607.03	
E-15	E-17	Extension of Time	-	-

OTTO E. KRETCHMER HOMES  
NJ 2-10

Watson Elevator Company, Inc.  
407 West 36th Street  
New York, New York

CONTRACT NO. 6

Date of Contract:	January 26, 1951
Notice to Proceed:	April 23, 1951
Date for Completion as fixed in Contract:	October 13, 1952
Date for Completion as extended by C.O.:	August 3, 1952
Actual Completion date of Contract Work:	July 29, 1953
Original Contract Price:	\$125,730.00
Authorized Additions:	NONE
Authorized Deductions:	NONE
Adjusted Contract Price:	\$125,730.00
Less: Total amount of authorized payments to Contractor:	\$119,697.15
Total amount of assessable liquidated damages for delay:	\$ NONE
BALANCE:	\$ 6,032.85
COST PER DWELLING UNIT:	\$172.00

CHANGE ORDERS - CONTRACT NO. 6 - ELEVATORS

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>
EL-1	EL-2	Repair Elevator	267.00	
EL-2	EL-1	Extension of Time		

OTTO E. KRETCHMER HOMES

NJ 2-10

J. P. ZIEGLER, INC.  
75 South Orange Avenue  
South Orange, New Jersey

CONTRACT NO. 7

Date of Contract:  
Notice to Proceed:  
Date for Completion fixed in Contract:  
Date for Completion as extended by C.O.:  
Actual Completion Date of Contract Work:

LAWNS & PLANTING

July 15, 1953  
August 3, 1953  
November 30, 1953  
January 6, 1954  
January 6, 1954

Original Contract Price:  
Authorized Additions:  
Authorized Deductions:  
Adjusted Contract Price:  
Less: Total amount of  
authorized payments  
to Contractor: \$ 35,770.35

\$ 37,653.00  
\$ -0-  
\$ -0-  
\$ 37,653.00

Total amount of  
assessable liquidated  
damages for delay: \$ NONE

\$ 35,770.35

BALANCE:

\$ 1,882.65

COST PER DWELLING UNITS: \$52.00

OTTO E. KREITCHMER HOMES (ELDERLY)

Development Cost: \$2,262,54 .00  
 Construction cost per room: \$ 3,371.91  
 First Tenant Moved in: 2/22/61  
 E.I.O.P.: Close of business 1/26/61  
 2 Twelve story buildings  
 Elevators per building: 2 Total: 4  
 Incinerator Hoppers per building: 11 Total: 22  
 Fuel: Oil (Grade #6)  
 Hot Water: Separate unit each building - steam  
 Corridors per building: 12 Total: 10,600 sq. ft.  
 Lobbies per building: 1 Total: 2  
 Laundry Rooms per building: 1 Total: 2  
 Total Area of Project: 68,930 Sq. ft.  
 Building Coverage: 12,321 sq. ft.  
 Parking Areas: 15,400 sq. ft.  
 Outdoor Rec. Areas: 10,600 sq. ft.  
 Sidewalks: 13,430 sq. ft.  
 Asphalt tiles floors - Steel casement type window frames  
 Solid Masonry Exterior Walls  
 Area maintained by Project Personnel: 67,210 sq. ft.  
 Average No. Rooms per D.U. 2 1/2 3 1/2 4 1/2  
 Average No. Sq. Ft. per D.U. 318 520 680  
 No. D. U. 44 132 22  
 Allowances and use of Utilities:

	<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity	456,984	Lights,Refrig. Cooking	240 KWH



OTTO E. KRETCHMER HOMES ( ELDERLY )

BASIC PROJECT INFORMATION

General Contract-#1

B. J. Lucarelli & Company, Inc.  
1100 McCarter Highway  
Newark, New Jersey

Tony Salerno

Plumbing Contract #3

Paramount Plumbing & Heating Co.  
336 East 92nd Street  
New York 28, New York

Andrew Monahan

Heating Contract #4

Bernard H. Steinke, Inc.  
110 Grand Avenue  
Englewood, N. J.

Dominick

Electrical Contract #5

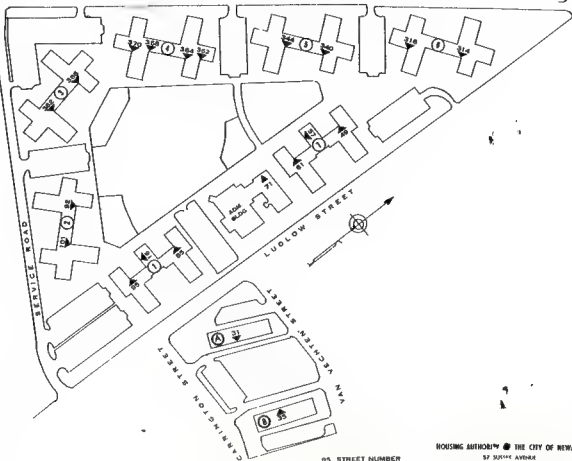
Rao Electrical Equipment Co.  
314 East 39th Street  
New York 16, New York

Robert Andrews  
Greenwich, Conn.  
Bellrose, Long Island

Elevator Contract #6

General Elevator Co., Inc.  
304 Craton Street  
Newark 4, New Jersey

DAYTON STREET



- 95 STREET NUMBER  
 ▼ BLDG ENTRANCE  
 (B) BLDG. NUMBER

HOUSING AUTHORITY • THE CITY OF NEWARK  
 57 STATE AVENUE  
 OTTO E. KRETCHMER HOMES  
 71 LUDLOW STREET  
 PROJECT NJ 2 10  
 STREET ADDRESSES

ARCHBISHOP THOMAS J. WALSH HOMES  
NJ 2-11

Development Cost: \$8,425,741.88  
First Tenant Moved In: 5/1/53  
E.I.O.P.: 10/1/53  
9 - 8 story buildings, 3 - 3 story buildings, 1 - 1 story building (Administration)  
Elevators: Total 9  
Incinerator Hoppers Per Bldg. 8 - 8 story building, 9 - 3 story building: Total 99  
Incinerators Per Building: 1 - 8 story buildings, 3 - 3 story buildings: Total 18  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Community Building (incl. Management Office, Maintenance Shop, Auditorium and Child Care Center): 3,829 sq. ft.  
Hallways per bldg.: 1 ea. hi-rise, 3 Low  
Lobbies per building: 1  
Laundry Rooms: 2  
Total acres in Project: 16.50  
Building Coverage in Acres: 2,468  
Parking Areas: 54,606 sq. ft. - 5 parking areas  
Non dedicated streets: 78,180 sq. ft.  
Playgrounds: 5 - 95,563 sq. ft.

Asphalt tile floor finish

Steel type sash					
Brick Exterior Walls:	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Av. No. rooms per DU	3½	4½	5½	6½	7½
Av. No. sq. ft. per DU	473	757	945	1233	1410
No. D. U.	75	231	234	78	12

Allowances and use of Utilities:

<u>Allowance per DU</u>	<u>Use</u>	<u>Estimated Proj. Use</u>
Electricity 732,672 KWH	Lights, Reirig.	325,728 KWH
Gas: 11,898,360 CF	cooking	

Sq. Ft. coverage of Adm. Offices & Boilerroom Bldg.: - 9,970

USE OF ELECTRICITY - 3 year average, 1955, 56, 57

Water: 8,134,833 CF  
Electricity: 1,940,250 KWH  
Gas: 10,533,600 CF  
Heating Fuel: 668,439 Gal.

ARCHBISHOP THOMAS J. WALSH HOMES  
NJ 2-11

<u>No. of Units</u>		<u>Number of Buildings by type</u>
3 $\frac{1}{2}$ room D. U.	75	9 eight-story buildings
4 $\frac{1}{2}$ room D. U.	231	3 three-story buildings
5 $\frac{1}{2}$ room D. U.	234	<u>1 Administration Building</u>
6 $\frac{1}{2}$ room D. U.	78	
7 $\frac{1}{2}$ room D. U.	<u>12</u>	<u>13 Total Number of Buildings</u>
Total Dwelling Units	630	<u>Area of Site</u>
Average by Occupancy	2782	14.82 acres
Number of rooms	3186	645,667.20 sq. ft.
Density	42.51 No. of families per acre of site	<u>Area covered by Buildings</u>
		2.468 acres
		107,532 sq. ft.

TAXES LEVIED BY THE CITY OF NEWARK ON LAND AND BUILDINGS

Taxes Levied:	9,300.00
Pilot 1957:	23,723.78
Pilot 1958:	24,992.10

ARCHBISHOP THOMAS J. WALSH HOMES  
NJ 2-11

Development Cost: \$8,425,741.88  
First Tenant Moved In: 5/1/53  
E.I.O.P.: 10/1/53  
9 - 8 story buildings, 3 - 3 story buildings, 1 - 1 story building (Administration)  
Elevators: Total 9  
Incinerator Hoppers Per Bldg. 8 - 8 story building, 9 - 3 story building: Total 99  
Incinerators Per Building: 1 - 8 story buildings, 3 - 3 story buildings: Total 18  
Fuel: Oil - Grade #6  
Hot Water - Central Plant, Oil  
Community Building (incl. Management Office, Maintenance Shop, Auditorium and Child Care Center): 3,829 sq. ft.  
Hallways per bldg.: 1 ea. hi-rise, 3 Low  
Lobbies per building: 1  
Laundry Rooms: 2  
Total acres in Project: 16.50  
Building Coverage in Acres: 2.468  
Parking Areas: 54,606 sq. ft. - 5 parking areas  
Non dedicated streets: 78,180 sq. ft.  
Playgrounds: 5 - 95,563 sq. ft.

Asphalt tile floor finish

Steel type sash

Brick Exterior Walls:

	1 BR	2 BR	3 BR	4 BR	5 BR
Av. No. rooms per DU	3 1/2	4 1/2	5 1/2	6 1/2	7 1/2
Av. No. sq. ft. per DU	473	757	945	1233	1410
No. D. U.	75	231	234	78	12

Allowances and use of Utilities:

Allowance per DU	Use	Estimated Proj. Use
Electricity 732,672 KWH	Lights, Rea.rig.	325,728 KWH
Gas: 11,898,360 CF	cooking	

Sq. Ft. coverage of Adm. Offices & Boilerroom Bldg.: - 9,970

USE OF ELECTRICITY - 3 year average, 1955, 56, 57  
Water: 8,134,833 CF  
Electricity: 1,940,250 KWH  
Gas: 10,533,600 CF  
Heating Fuel: 668,439 Gal.

ARCHBISHOP THOMAS J. WALSH HOMES  
N.J. 2-11

ESTIMATED SQ. FT. OF HEATED FLOOR AREA PER PROJECT  
ESTIMATED CU. FT. OF HEATED BUILDING AREA

The sq. ft. and cubic ft. of area does not include the basements.  
Totals in sq. ft. and cu. ft. is the actual heated area.  
Column No. 1 indicates the buildings.  
Column No. 2 indicates the sq. ft. of area per floor, inside wall to wall dimension.  
Column No. 3 indicates the sq. ft. of actual heated area per building.  
Column No. 4 indicates the cubic feet per floor.  
Column No. 5 indicates the cubic feet per building.

Building No.	Sq. Ft. Per Floor	Sq. Ft. Floor Area Per Bldg.
1	6,480	51,840
2	6,480	51,840
3	6,808	20,424
4	6,480	51,840
5	6,480	51,840
6	6,480	51,840
7	6,480	51,840
8	6,808	20,424
9	6,480	51,840
10	6,480	51,840
11	6,480	51,840
12	6,808	20,424
Admin. Bldg.		6,862

Building No.	Cu. Ft. Per Floor	Cu. Ft. Per Bldg.
1	55,080	440,640
2	55,080	440,640
3	57,863	462,944
4	55,080	440,640
5	55,080	440,640
6	55,080	440,640
7	55,080	440,640
8	57,868	462,944
9	55,080	440,640
10	55,080	440,640
11	55,080	440,640
12	57,868	462,944
Admin. Bldg.		68,620

TOTAL HEATED AREA sq. ft. floor area per bldg. 534,694  
" " " cu. ft. per bldg. 5,423,212

ARCHBISHOP THOMAS J. WALSH HOMES  
NJ 2-11

Terminal Construction Corp.	\$5,124,418.03
B. Katchen Iron Works	169,503.80
John H. Cooney, Inc.	397,053.20
Astrove Plumbing & Heating Co.	634,745.31
Beach Electric Co., Inc.	380,199.13
J. P. Ziegler	49,434.00
Burwack Elevator Company	98,568.00
Painting - Force Account	62,292.41
Lincoln Contracting Co.	91,528.10
Kolba Wrecking Co.	<u>8,575.75</u>

TOTAL CONSTRUCTION COST \$7,016,317.73

Equipment - Dwelling	22,181.00
Terminal Construction Corp.	<u>92,862.91</u>
Ranges and Refrigerators	\$ 115,043.91

Equipment - Non-Dwelling 22,107.82

TOTAL CONSTRUCTION AND EQUIPMENT CONSTRUCTION	\$ 7,153,469.46
Overhead	120,790.58
Interest	261,234.39
Interest Operating Per Dif.	16,333.30
Planning	289,955.13
Site Acquisition	<u>583,823.39</u>

TOTAL DEVELOPMENT COST \$ 8,425,606.25

SIZES OF WINDOWS OPENINGS (METAL WINDOWS - PLASTER JAMES & HEADS)

Living Room & Kitchen:	63 1/8" X 48 5/8"
Kitchen:	51 1/8" X 48 5/8"
Bedroom & Kitchen:	39" X 38"
Bathroom:	18" X 38" (ribbed glass)

SHADE SIZES (BRACKETS ON INSIDE)

	Living rm. & Kitchen	Kitchen	Bedroom & Kitchen	Bathroom
Tip to tip	62 3/4"	51"	38 3/4"	
End to end	62 1/8"	50 5/8"	38 1/8"	
Cloth Width	61 1/2"	50"	37 7/8"	
Cloth Length	54"	54"	54"	

Project NJ 2-11

TERMINAL CONSTRUCTION CORPORATION  
194 Hackensack Street.  
Wood-Ridge, New Jersey

Contract No. 1

Date of Contract: January 25, 1951  
Notice to Proceed: April 16, 1951  
Date for Completion fixed in Contract: October 6, 1952  
Date for Completion as extended by C.O.: April 24, 1953  
Actual Completion Date of Contract Work: April 24, 1953

Original Contract Price: \$5,135,000.00  
Authorized Additions: 168,539.85  
Authorized Deductions: 156,940.82  
Adjusted Contract Price:

Less: Total amount of  
authorized payments  
to Contractor: \$ 4,909,099.03

Total amount of assessable liquidated  
damages for delay: \$ NONE \$4,909,099.03

BALANCE: \$ 237,500.00

COST PER DWELLING UNIT: \$8,151.00

UNIT PRICES APPROVED BY PHA: March 23, 1951



CHANGE ORDERS - CONTRACT No 1 - GENERAL

<u>CHANGE ITEM #</u>	<u>CHANGE ORDER #</u>	<u>DESCRIPTION</u>	<u>ADDITIONS</u>	<u>REDUCTIONS</u>
G-1	G-1	Reduce Contract		122,736.00
G-2	G-2	Demolish Manhole	2,070.58	
G-3	G-20	Lower Footing 2"	263.54	
G-5	G-40	Revise Approaches	-0-	-0-
G-6	G-23	Revise Foundation Walls		2,207.00
G-7	G-39	Omit Areaways		1,194.60
G-8	G-6	Increase foot for Test	293.16	
G-10	G-5	Esam-Rixon Hinge	1,332.97	
G-11	G-11	Move Curb-Topsoil	301.90	
G-12	G-8	Relocate #7	-0-	-0-
G-13	G-27	Rev. Foot. Bldg. #11	26,898.40	
G-14	G-7	Soil Test #5	1,341.67	
G-15	G-29	Public Util. Time		
G-16	G-3	Glassed Tile	-0-	-0-
G-17	G-9	Foundation Wall #2	-0-	-0-
G-18	G-25	Unit Chamber Corners		858.60
G-19	G-21	Housetrap Pit Bldg. #2	4.95	
G-20	G-10	Stack Slab	60.86	
G-21	G-12	Tank Bases	966.88	
G-22	G-26	Omit Pump Pits		868.96
G-23	G-22	Window Scribe Mould		8,074.63
G-25	G-24	Steel at Boxes	5,346.40	
G-26	G-19	Revise Hardware		84.75
G-27	G-30	Beds at Jambes		200.85
G-28	G-14	Partition Ends	-0-	-0-
G-29	G-15	Incinerator Pans	1,032.42	-0-
G-30	G-16	Tile Head of Door		199.96
G-31	G-17	Bearing Angles	103.50	-0-
G-32	G-18	Entrance Wing Walls		364.00
G-34	G-31	Footings at Pits	2,209.29	-0-
G-35	G-13	Masonry Mortar	-0-	-0-
G-36	G-35	Asphalt Tile	120,612.88	-0-
G-37	G-32	Modify Paint	-0-	-0-
G-38	G-33	#2 Flooring Stage	60.00	-0-
G-39	G-34	Demolish Office	1,467.38	-0-
G-40	G-36	Increase Stair Walls	3,250.91	-0-
G-41	G-37	Top Soil	752.13	-0-
G-42	G-4	Oil Treatment		633.60
G-43	G-26	Revise Fence	-0-	-0-
G-44	G-41	Temporary Staging	16,933.79	-0-
G-45	G-38	220 Days Time	0-	-0-
G-47	G-43	Negotiated Settlement		19,458.03

ARCHBISHOP WALSH HOMES  
NJ 2-11

MODIFICATIONS - CONTRACT NO. 1 - General

Modification on Jumbo-size brick: October 3, 1952  
Modification on Curing of Concrete: August 18, 1952

B. KATCHEN IRON WORKS INC. - 148 SEAW AVENUE, NEWARK, NEW JERSEY

Contract No. 2

Date of Contract:	January 25, 1951
Notice to Proceed:	April 16, 1951
Date for Completion fixed in Contract:	October 6, 1952
Date for Completion as extended by C.O.:	April 24, 1953
Actual Completion date of Contract work:	April 24, 1953

Original Contract Price	\$173,892.00
Authorized Additions:	None
Authorized Deductions:	\$ 4,388.20
Adjusted Contract Price	<u>\$169,503.80</u>
Less: Total amount of authorized payments to contractor:	
\$160,724.20	

Total amount of assessable  
liquidated damages for delay:  
NONE:

\$160,724.20

BALANCE:

\$ 8,779.60

COST PER DWELLING UNIT: \$276.00